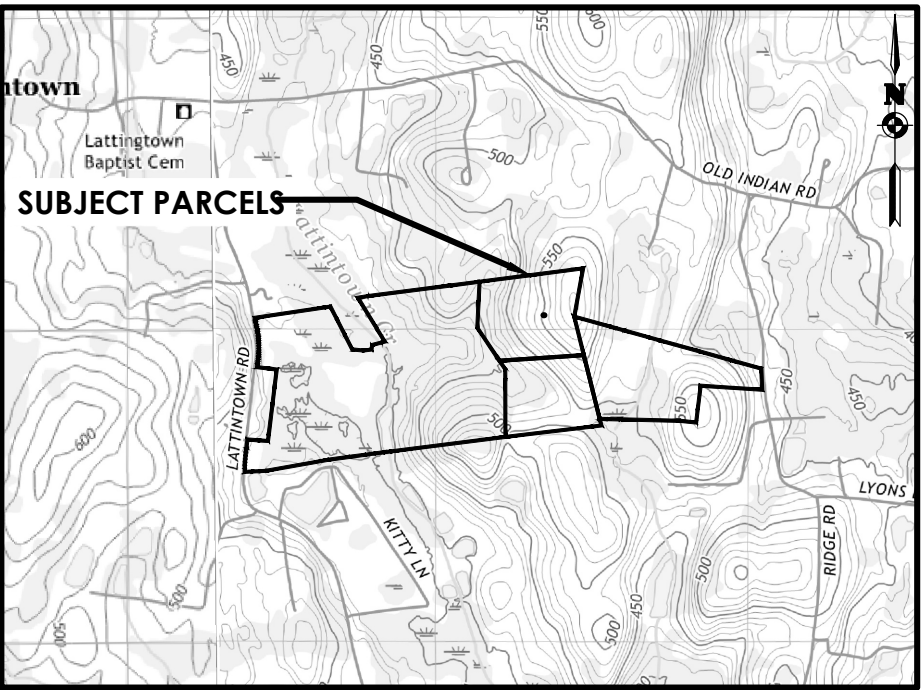


SITE PLAN

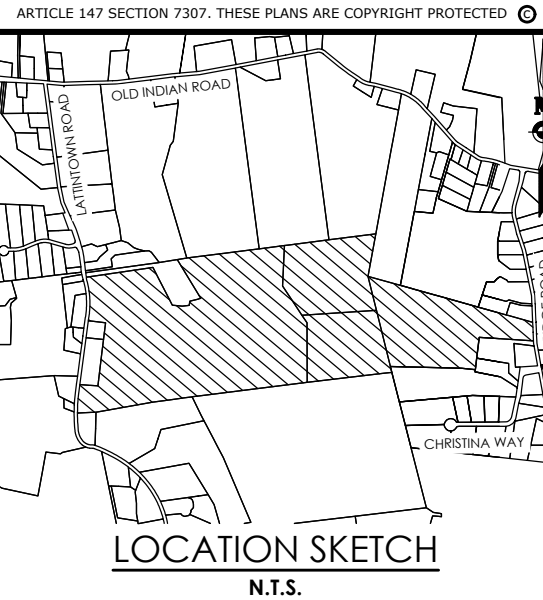
MARLBOROUGH RESORT

TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK

P.N. 20233707.0001



LOCATION MAP
SCALE: 1" = 2000'



Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
4 Front St., 2nd Floor
Newburgh, New York 12550
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge: Jess D. Sudol, P.E.
Project Manager: Chris LaPorta, P.E.
Designed by: Marvin Pinkrah



Revisions			
No.	Date	By	Description
1	08/14/24	DUG	REVISED FOR PER SUBMISSION
2	10/11/24	DUG	REVISED BUILDING FOOTPRINTS
3	10/25/24	DUG	REVISED PER TOWN COMMENTS
4	11/22/24	DUG	REVISED PER TOWN COMMENTS

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED. ©

COVER SHEET

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
G 001

Scale:
N.T.S.

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

SITE DATA - PHASE 01		
BUILDING NAME	BUILDING NUMBER	TOTAL BUILDING AREA (S.F.)
WELCOME BUILDINGG	1	2,077
ENTRY COTTAGE - EXISTING CABIN	2	648
RENOVATED MAIN LODGE WITH 2 GUESTROOMS, A PRIVATE DINING AREA, AND SALOON	3	7,223
ORANGERIE - SMALL EVENTS CENTER	4	2,471
CABIN BAR	5	1,022
CLUBHOUSE DINING ROOM 1	6	8,004
FARM MARKET & BARBEQUE	7	1,656
POND CABIN - EXISTING CABIN	8	695
SPA AND GYM	9	13,162
EVENTS CENTER	10	15,870
28 ROOM HOTEL	11	13,611
BACK-OF-HOUSE OPERATION	12	2,106
POND PAVILION	13	1,000
TREE HOUSE - 2 GUESTROOM CABINS	14	30,186
STORAGE BUILDING	16	1,000
STAFF DORM & LOCKER ROOM	17	14,672
WASTEWATER MECHANICAL BLDG	18	451
ANIMAL PLANET - PETTING ZOO (BARN)	19	1,200
TOTAL BUILDING AREA (S.F.)		117,054

SITE PLAN - PHASE 02		
BUILDING NAME	BUILDING NUMBER	TOTAL BUILDING AREA (S.F.)
HILLSIDE - 2 GUESTROOM CABINS	20	18,000
5-BEDROOM GUEST HOUSES	21	32,000
ORCHARD - 2 GUESTROOM CABINS	22	9,600
TOTAL BUILDING AREA (S.F.)		59,600

SITE PLAN - PHASE 03		
BUILDING NAME	BUILDING NUMBER	TOTAL BUILDING AREA (S.F.)
CLUBHOUSE DINING ROOM 2	23	5,000
ORCHARD POND PAVILION	24	1,000
DISTILLERY WITH TASTING ROOM	25	1,260
TOTAL BUILDING AREA (S.F.)		7,260

TOTAL BUILDING AREA-ALL PHASES (S.F.)	183,914
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SPDES GENERAL PERMIT GP-0-20-001 COMPLIANCE NOTES:

THIS PLAN SET AND THE ACCOMPANYING SWPPP ENTITLED "MARLBOROUGH RESORT SWPPP REPORT" HAVE BEEN SUBMITTED AS A SET. THESE ENGINEERING DRAWINGS ARE CONSIDERED AN INTEGRAL PART OF THE SWPPP. THEREFORE THE PLAN SET IS NOT CONSIDERED COMPLETE WITHOUT THE SWPPP.

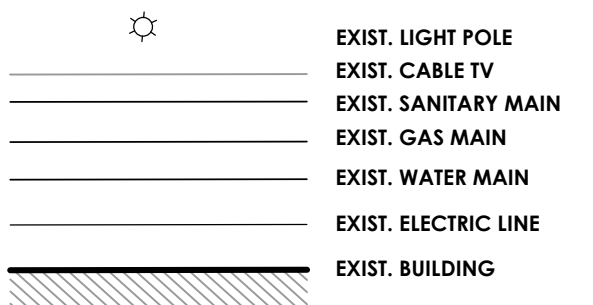
DRAWING INDEX				
PAGE NO.	SHEET NO.	DATE	DESCRIPTION	
1	G001	10/25/2024	COVER SHEET	
2	G002	10/25/2024	NOTES & LEGENDS	
3	C110	10/25/2024	KEY PLAN	
4	C120	10/25/2024	OVERALL EXISTING CONDITIONS & DEMOLITION PLAN	
5	C121	10/25/2024	EXISTING CONDITIONS & DEMOLITION PLAN	
6	C130	10/25/2024	OVERALL SITE PLAN	
7 TO 13	C131 - C138	10/25/2024	SITE PLAN	
14 TO 19	C140 - C146	10/25/2024	GRADING PLAN	
20 TO 26	C150 - C157	10/25/2024	UTILITY PLAN	
27 TO 35	C160 - C168	10/25/2024	EROSION & SEDIMENT CONTROL PLAN	
36	C170	10/25/2024	WASTE WATER TREATMENT PLANT PLAN	
37	L100	10/25/2024	LANDSCAPE & LIGHTING OVERALL	
38	L101	10/25/2024	LANDSCAPE AND LIGHTING DETAILED VIEW	
39 TO 40	C530 - C531	10/25/2024	SITE DETAILS	
421 TO 43	C540-C542	10/25/2024	STORMWATER MANAGEMENT DETAILS	
44 TO 45	C550 - C551	10/25/2024	UTILITY DETAILS	
46	C560	10/25/2024	EROSION & SEDIMENT CONTROL DETAILS	
47	01	10/25/2024	RENDERED SITE PLAN	
48	G001	10/25/2024	FIRE ACCESS & ROADWAY DESIGN COVER	

SITE DATA		
1.	TAX ACCOUNT NUMBER:	102.4-3-8-320, 102.4-2-12, 102.4-2-13, 102.4-2-29
2.	PARCEL ADDRESS:	626 LATTINTOWN RD. 255 RIDGE RD. MARLBOROUGH
	MUNICIPALITY:	MARLBOROUGH
	COUNTY:	ULSTER
3.	TOTAL PARCEL AREA:	152.55 ACRES
	AREA OF DISTURBANCE:	40.8 ACRES
4.	EXISTING ZONING:	R-AG-1 (RURAL AGRICULTURAL DISTRICT)
	PROPOSED ZONING:	
5.	EXISTING USE:	LODGE/INN, FRUIT CROP
6.	PROPOSED USE:	RESORT HOTEL
7.	AREA REQUIREMENTS:	

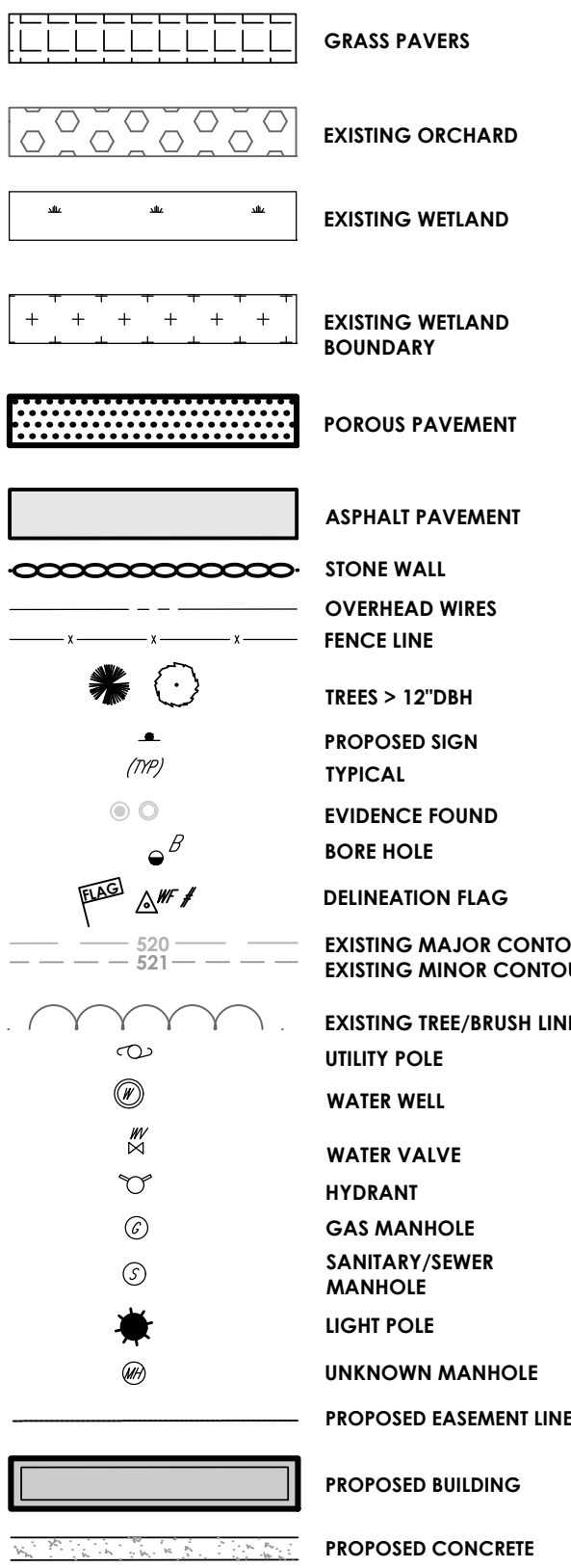
ZONING DISTRICT: R-Ag-1 (Rural Agricultural District)		
	REQUIRED	PROPOSED
LOT		
WIDTH	150 FT	1,594 FT
DEPTH	200 FT	3,168 FT
AREA 1	1 ACRE	152.55 ACRES
COVERAGE	20%	2.30%
SETBACK		
FRONT (LATTINTOWN ROAD)	50 FT	525.23 FT
SIDE (ONE/BOTH)	75 FT/150 FT	76.2 FT/155.2 FT
FRONT (RIDGE ROAD)	50 FT	270.26
BUILDING		
HEIGHT	35 FT	30
DENSITY	1 UNIT PER 2,000 S.F.	1 UNIT PER 3,9089 S.F.
UNIT QTY	20 MINIMUM	101 UNITS
PARKING		
STALLS QTY	170	436
NOTES:	1 MINIMUM LOT SIZES IN R-1 AND R-AG-1 ARE SUBJECT TO PERCOLATION TESTS REQUIRED UNDER § 155-42, BUT IN NO EVENT ARE LESS THAN ONE (1) ACRE. 2 MINIMUM SETBACKS ARE SUBJECT TO § 155-52 IN R-AG-1, R-1, AND HD ZONES THAT ARE NEXT TO ACTIVATE AGRICULTURAL LANDS IN EFFORTS TO PRESERVE AND PROTECT AGRICULTURAL PRACTICES. THIS MINIMUM SETBACK OF 75 FEET FROM THE PROPERTY LINE WILL SUPERSEDE OTHER MINIMUM SETBACKS IDENTIFIED IN SCHEDULE I.	

(*) - EXISTING NON-CONFORMING ZBA APPROVAL PENDING	NO	YES
8. STATE REGULATED WETLANDS (NYSDEC ERM):		X
9. FEDERALLY REGULATED WETLANDS (USFWS NWI):		X
10. FLOOD PLAIN (FEMA NFHI): FIRM PANEL: 36111C0790E DATED: 09/25/2009	X	
11. PUBLIC WATER PROVIDED BY:	TOWN OF MARLBOROUGH	
12. ELECTRIC SERVICE PROVIDED BY:	CENTRAL HUDSON GAS AND ELECTRIC	
13. GAS SERVICE SUPPLIED BY:		
14. SANITARY SEWER PROVIDED BY:	PRIVATE	
15. STORM SEWER & DRAINAGE WILL BE: (MAINTAINED BY THE OWNER)	PRIVATE	
16. PROJECT BOUNDARIES ARE WITHIN THE MARLBORO CENTRAL SCHOOL DISTRICT.		
17. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY		

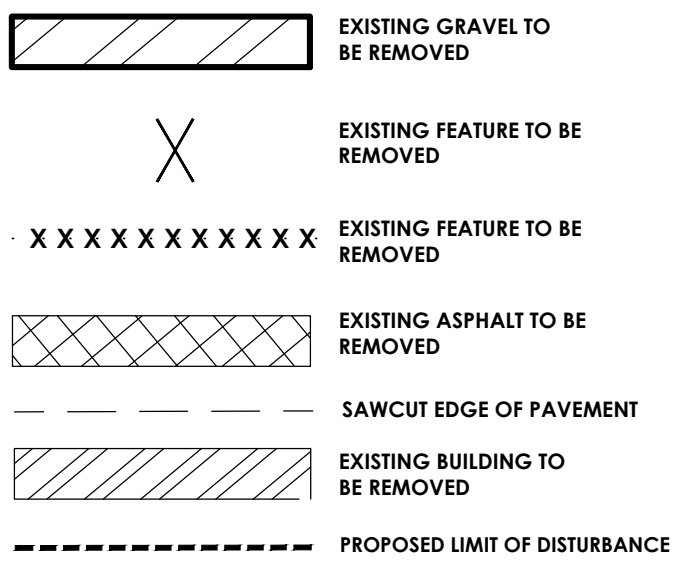
LEGEND-EXISTING:



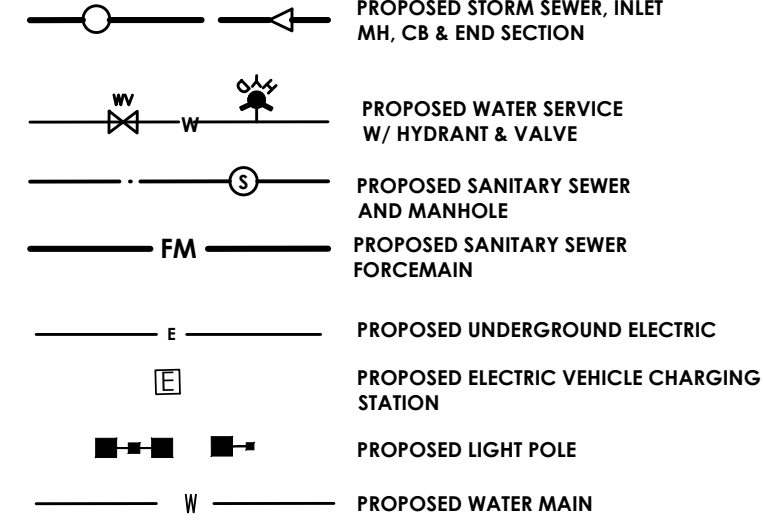
LEGEND-SITE:



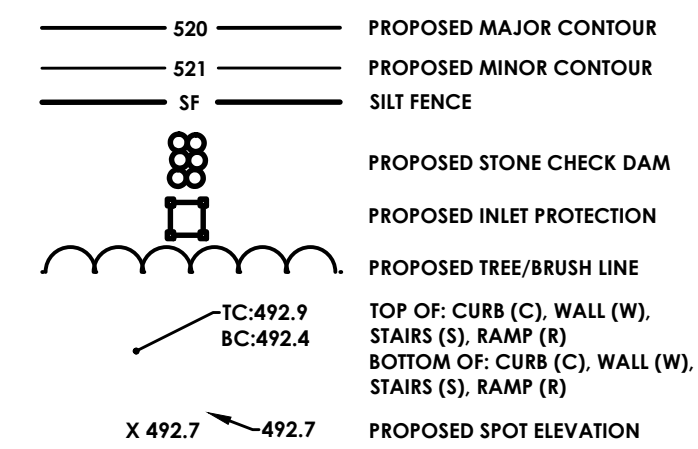
LEGEND-DEMO:



LEGEND-UTILITY:



LEGEND-GRADING & ESC:



TESTING GRAVITY SEWER SYSTEM:

- ALL TESTING SHALL BE WITNESSED BY THE ENGINEER OF RECORD. CONTRACTOR SHALL PROVIDE THREE (3) WORKING DAYS NOTICE TO THE ENGINEER AND REGULATORY AGENCIES PRIOR TO PERFORMING OFFICIAL TESTING FOR COMPLIANCE.
- THE CONTRACTOR SHALL TEST AND INSPECT FOR ALIGNMENT AND INFILTRATION AND EXFILTRATION OF ALL SANITARY SEWERS AND RELATED UTILITY STRUCTURES. INFILTRATION OR EXFILTRATION OF THE SANITARY SEWER SYSTEM SHALL NOT EXCEED 0.45 GAL/INCH OF INTERNAL PIPE DIAMETER PER 1000' OF PIPELINE PER HOUR WITH A MINIMUM HYDROSTATIC HEAD AT THE TOP OF THE PIPE OF 2 FT. OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. WHEN INFILTRATION OR EXFILTRATION OCCURS IN EXCESS OF ALLOWABLE AMOUNT, DEFECTS SHALL BE LOCATED AND REPAIRED.
- INFILTRATION LEAKAGE TESTS SHALL BE RUN ON EACH SINGLE MANHOLE-TO-MANHOLE SECTION, OR REACH, INDEPENDENTLY OF ALL OTHER MANHOLE-TO-MANHOLE SECTIONS.
- EACH MANHOLE-TO-MANHOLE SECTION SHALL BE REJECTED OR ACCEPTED BASED ONLY ON RESULTS OF ITS OWN INDEPENDENT SECTION TEST AND NOT ON RESULTS OF ANY ONE TEST RUN SIMULTANEOUSLY OVER MORE THAN ONE CONSECUTIVE MANHOLE-TO-MANHOLE SECTION. THE ONLY EXCEPTION ALLOWED: ACCEPTING SEVERAL CONSECUTIVE MANHOLE-TO-MANHOLE SECTIONS BASED ON ONE COMBINED INFILTRATION TEST INDICATING ZERO INFILTRATION.
- INFILTRATION TESTS SHALL BE MADE BY INSTALLING A FLOW MEASURING DEVICE IN THE DOWNSTREAM MANHOLE OF SECTION BEING TESTED. TEST DURATION SHALL BE 24 HRS. OR FOR SHORTER PERIOD, PROVIDED A STEADY STATE FLOW CONDITION HAS BEEN ACHIEVED IN THE TEST PERIOD, AND RESULTS PROJECTED TO A 24 HR PERIOD.
- GRAVITY SANITARY SEWER PIPING SHALL BE TESTED IN ACCORDANCE WITH ASTM F1417 "STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR".
- LOW PRESSURE AIR TESTING MAY BE ALLOWED IN LIEU OF EXFILTRATION TESTS. WHEN SO ALLOWED, TEST SHALL BE PERFORMED UNDER DIRECTION OF ENGINEER ACCORDING TO ASTM F1417. LOW PRESSURE AIR TEST IS A COMPARISON OF THE MEASURED TIME NECESSARY FOR ONE (1) PSIG PRESSURE DROP TO OCCUR. IF AT ALL, WITH MINIMUM ALLOWABLE TIME FOR THAT PRESSURE DROP TO OCCUR DETERMINED BY METHODS INDICATED IN ASTM F1417. IF THE ONE (1) PSIG PRESSURE DROP OCCURS FASTER THAN ALLOWABLE TIME, SECTION IS UNACCEPTABLE.
- AN AIR TEST SHALL NOT BE RUN UNTIL SECTION OF LINE TO BE TESTED HAS BEEN CLEANED OF ALL FOREIGN MATERIAL BY FLUSHING AND HAS BEEN VISUALLY INSPECTED AND APPROVED BY THE ENGINEER. CERTAIN PIPE MATERIALS PRODUCE MORE CONSISTENT RESULTS WHEN INTERIOR OF PIPE IS WETTED PRIOR TO TESTING.
- WHERE AIR-TESTING IS TO BE USED FOR LINE ACCEPTANCE, CORROBORATIVE HYDROSTATIC TESTING SHALL BE PERFORMED ON SEWER INSTALLATION OF THE SAME PIPE SIZE, MATERIAL, AND CONDITIONS OF INSTALLATION. SEWER SECTIONS WHICH INDICATE RATES OF AIR LOSS PER UNIT OF SURFACE AREA WHICH MOST NEARLY APPROXIMATE RATE FOR PIPELINE ACCEPTANCE SHOULD BE SELECTED FOR CORROBORATIVE TESTS. AT LEAST 3 SECTIONS ARE TO BE SO TESTED. THE PURPOSE OF THESE CORROBORATIVE TESTS IS TO PERMIT A REASONABLE ASSUMPTION THAT, IF THESE 3 TEST SECTIONS MEET THE HYDROSTATIC TEST, THE BALANCE OF PROJECT ALSO MEETS OR EXCEEDS THESE REQUIREMENTS. IF AIR TEST IS NOT SUPPORTED BY ACCEPTABLE CORROBORATIVE HYDROSTATIC TESTS, COMPLETE HYDRO-STATIC TESTING OF SEWER LINES SHALL BE REQUIRED.
- WHERE FLEXIBLE PIPE IS USED, CONTRACTOR SHALL TEST ALL MAINLINE PIPE FOR MAXIMUM ALLOWABLE DEFLECTION OF 5% OF OUTSIDE DIAMETER. DEFLECTION TESTS SHALL BE PERFORMED USING A CIRCULAR STEEL BALL ON SLED 1/16-INCH IN DIAMETER SMALLER THAN ALLOWABLE INSIDE DIAMETER OF FLEXIBLE PIPE WHEN DEFLECTED A MAXIMUM OF 5% OF OUTSIDE DIAMETER. DEFLECTION TESTING OF ANY PIPE SHALL BE DONE NO SOONER THAN 30 DAYS AFTER DATE OF INSTALLATION OF PIPE SECTION UNLESS WRITTEN EXCEPTION.
- SEWERS SHALL BE LAID WITH STRAIGHT ALIGNMENT BETWEEN MANHOLES. STRAIGHT ALIGNMENT SHALL BE CHECKED, EITHER USING A LASER BEAM OR LAMPING. TESTING SHALL COMPLY WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- MANHOLES, WHICH CANNOT BE PROPERLY AIR TESTED, SHOULD BE VISUALLY INSPECTED AND LEAKAGE-TESTED USING INTERNAL OR EXTERNAL HYDROSTATIC PRESSURE. LEAKAGE TESTING SHALL COMPLY WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- IN AREAS WHERE CONVENTIONAL TESTING IS IMPRACTICAL (I.E. AREAS DESIGNATED BY ENGINEER WHERE EXISTING SERVICES ARE TIED INTO NEW LINE IMMEDIATELY AND ANY BLOCKAGE COULD RESULT IN HEALTH PROBLEMS) NO LINES SHALL BE BACKFILLED UNTIL EACH PIPE SECTION AND CONNECTION IS INSPECTED AND APPROVED.
- IF THE ALLOWABLE RATE OF INFILTRATION, EXFILTRATION, OR AIR LEAKAGE IS EXCEEDED, THE CONTRACTOR SHALL LOCATE POINTS OF EXCESSIVE LEAKAGE AND SHALL PROMPTLY CORRECT, REPAIR, AND BRING SYSTEM UP TO THE STANDARD. COSTS OF ALL SUCH REPAIRS AND CORRECTIVE MEASURES, INCLUDING COSTS OF REPEATED TESTS, SHALL BE BORN BY CONTRACTOR. THE SEWER LINE SECTION (INCLUDING MANHOLES AND BUILDING SERVICES) UNDER TEST SHALL NOT BE ACCEPTED UNTIL THESE TEST CRITERIA ARE MET.

CONSTRUCTION SEQUENCE FOR GRADING AND EROSION & SEDIMENT CONTROL

- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- CONSTRUCT EROSION CONTROL MEASURES AND STORMWATER MANAGEMENT AREAS AS SHOWN ON THE PLANS.
- CONSTRUCT TEMPORARY/PERMANENT SWALES AS SHOWN ON THE CONTRACT DOCUMENTS.
- CLEAR AND GRUB THE PROJECT IMPROVEMENTS AREAS.
- STRIP TOPSOIL AND STOCKPILE FOR LATER USE.
- GRADE IMPROVEMENT AREAS WITHIN THE PROJECT SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE.
- CONSTRUCT SEDIMENTATION BARRIERS AS SHOWN ON THIS PLAN.
- REPLACE TOPSOIL AND FINE GRADE.
- HYDRO-SEED ALL DISTURBED AREAS WITHIN 10 DAYS AFTER FINAL GRADING, SITE CONTRACTOR IS RESPONSIBLE TO RESEED IF GRADING IS UNSATISFACTORY.
- UPON APPROVAL OF THE ENGINEER, SITE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS.
- SLOPES SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL MAX. MAINTAIN 1:4 WHERE POSSIBLE.
- MINIMUM OF 6" OF TOPSOIL IS TO BE PLACED ON ALL GRASS AREAS.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BASED UPON ACTUAL FIELD CONDITIONS AS ORDERED BY ENGINEER (AOBE). SITE CONTRACTOR SHALL PROVIDE FOR THIS COST IN THEIR CONTRACT.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROL MEASURES FROM INSTALLATION THROUGH MAINTENANCE AND REMOVAL AFTER NEW VEGETATION HAS BEEN ESTABLISHED.
- ALL END SECTIONS SHALL BE PROVIDED WITH RIP-RAP APRONS.
- ALL EROSION AND SEDIMENT CONTROL METHODS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

AT THE VERY MINIMUM, EROSION CONTROL SHALL BE AS SHOWN ON THIS PLAN. EROSION CONTROL MAY CONSIST OF SEDIMENT TRAPS AND/OR ENVIRONMENTAL FENCES. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTEGRITY, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES UNTIL NO LONGER DEEMED NECESSARY BY THE ENGINEER. THE SITE CONTRACTOR SHALL MAINTAIN THE STORM SEWER SYSTEM UNTIL THE PROJECT IS DEVELOPED AND APPROVED BY THE OWNER AND ENGINEER.

ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER. THE PERMITTEE SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STONE FILL. CORRECTIVE ACTIONS, AS IDENTIFIED BY THE QUALIFIED SWPPP INSPECTOR SHALL BE INITIATED WITHIN 24 HOURS OF BEING REPORTED. THE ENGINEER MAY REVIEW THE PROJECT SITE AT ANY TIME. REVIEW OF EROSION CONTROL MEASURES BY THE ENGINEER DOES NOT RELIEVE THE SITE CONTRACTOR OF THEIR OBLIGATIONS UNDER THE NYSDEC SPDES GENERAL PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION ACTIVITY. (GP-0-20-001).

ENDANGERED THREATENED AND RARE SPECIES NOTES

- INDIANA AND LONG EARED BAT NOTES:
- TREE CLEARING SHALL BE LIMITED TO THE PERIOD BETWEEN OCTOBER 15 AND MARCH 31 TO ENSURE NO POTENTIAL TAKE OUT OF BAT SPECIES.

Notes

GENERAL

- CONTRACTOR SHALL NOTIFY "UDIG" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH ALL OSHA STANDARDS AND LOCAL REQUIREMENTS.
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- AREAS DISTURBED DURING CONSTRUCTION AND NOT STABILIZED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL BE RESTORED USING THE NYSDEC "DEEP RIPPING AND DECOMPACTION GUIDANCE" WHICH IS INCLUDED IN THE SWPPP AND RECEIVE 4" INCHES LOAM AND SEED.
- WITHIN THE LIMITS OF THE BUILDING FOOTPRINTS, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
- WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
- TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE NYS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, WATERWAYS AND WETLANDS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE SPDES CONSTRUCTION GENERAL PERMIT (GP-0-020-002) PROGRAM AND NYSDEC JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO VERIFY THAT NOTICE OF INTENT (NOI) IS FILED WITH THE TOWN (AS THE DESIGNATED MS4 AGENT) AND NYSDEC FOR THE STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE SPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE NYSDEC.

UTILITIES

- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY BASED ON SURFACE UTILITY LOCATIONS. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
 - PAVEMENTS AND CONCRETE SURFACES: FLUSH
 - ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
 - LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
- CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
 - STORM DRAINAGE PIPES SHALL BE HDPE UNLESS NOTED OTHERWISE
 - PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.

- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEMWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
- ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

LAYOUT AND MATERIALS

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- CURB RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
- CURBING SHALL BE CAST IN PLACE WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

DEMOLITION

- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
- EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
- UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

EROSION CONTROL

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM AMOUNT OF TIME BEFORE THEY ARE COVERED, SEEDDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.
- PERMANENT STORMWATER PRACTICES SHALL NOT BE INSTALLED UNTIL ALL CONTRIBUTORY AREAS HAVE BEEN STABILIZED.

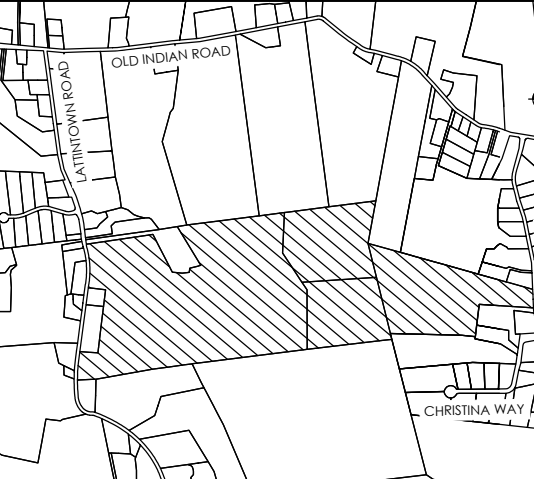
EXISTING CONDITIONS INFORMATION

- BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY CONTROL POINT ASSOCIATES, INC. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND FROM A MAP ENTITLED "TOPOGRAPHIC MAP PREPARED FOR MARLBOROUGH RESORT, LLC" BY CONTROL POINT ASSOCIATES INC. DATED 07-27-23, REVISED MAY 10, 2024 AND SUPPLEMENTED WITH LIDAR IN THE UNDEVELOPED AREAS .
- TOPOGRAPHY: ELEVATIONS ARE BASED ON NEW YORK STATE PLANE COORDINATE SYSTEM, EASTERN ZONE, NAD 83, U.S. SURVEY FEET.
- GEOTECHNICAL DATA: TEST PIT AND INFILTRATION TEST LOCATIONS AND ELEVATIONS WERE OBTAINED FROM XXX.

DOCUMENT USE

- THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©



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Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES

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Fax: (585) 325-1691
Principal-in-Charge
Project Manager
Designed by
Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah



Revisions			
No.	Date	By	Description
1	08/14/24	JP	REVISED FOR SUBMISSION
2	10/11/24	DUG	REVISED BUILDING FOOTPRINTS
3	10/25/24	DUG	REVISED PER TOWN COMMENTS
4	11/22/24	DUG	REVISED PER TOWN COMMENTS

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NOTES & LEGENDS

MARLBOROUGH
RESORT

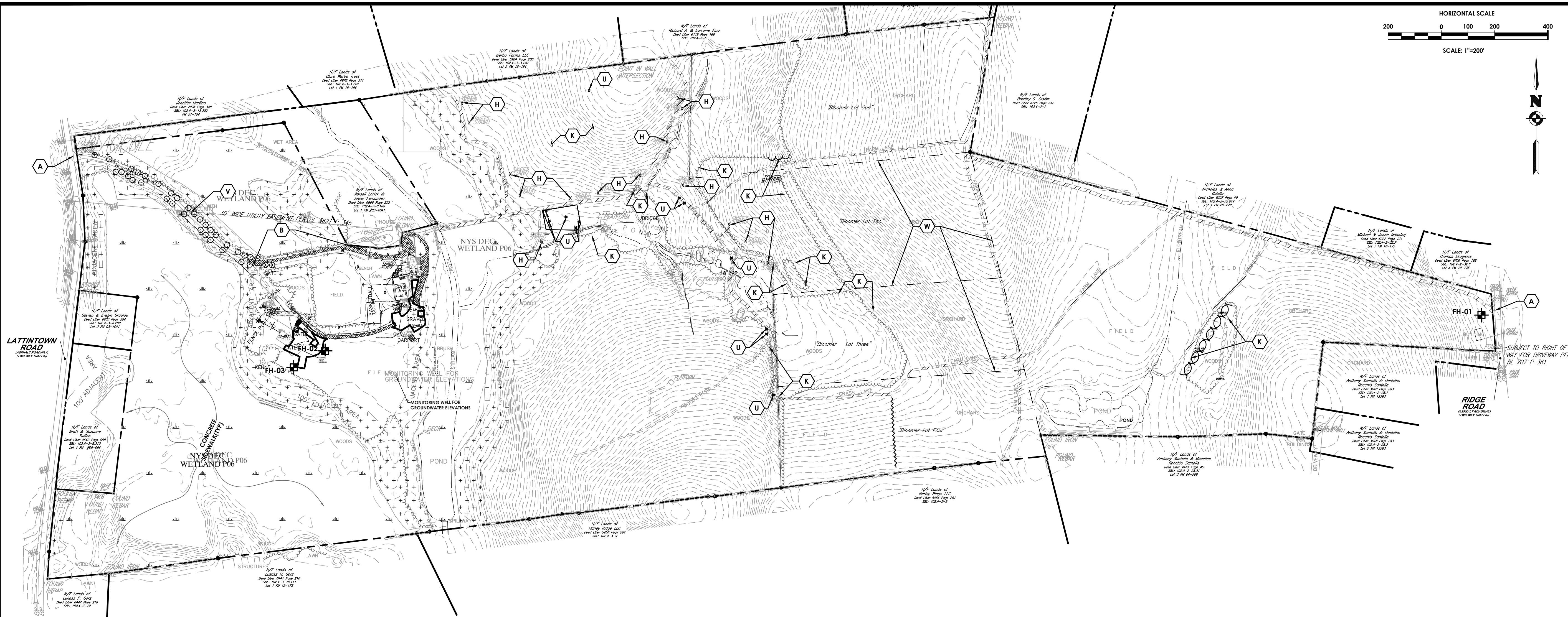
Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
G 002

Scale:
N.T.S.

Date
AUGUST 16, 2024



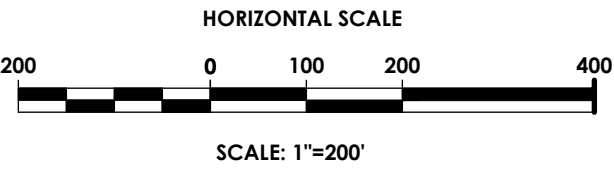
DEMOLITION KEY:

FADED KEY ITEMS NOT RELEVANT TO THIS SHEET

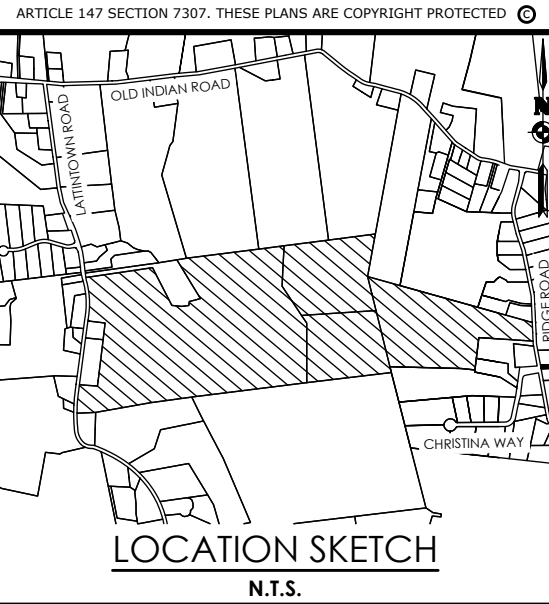
- A** SAWCUT EXISTING ASPHALT PAVEMENT.
- B** REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT AND SUBBASE.
- C** REMOVE EXISTING SANITARY STRUCTURES, PIPING, CLEANOUTS, AND SYSTEM. TO BE DECOMMISSIONED IN ACCORDANCE WITH ULSTER COUNTY STANDARDS.
- D** PROTECT EXISTING UTILITY PEDESTAL.
- E** PROTECT EXISTING MONITORING WELL.
- F** REMOVE EXISTING WATER LINE.
- G** REMOVE EXISTING GAS LINE AND STRUCTURE.
- H** REMOVE EXISTING SKEET STAND.
- I** REMOVE EXISTING BENCH.
- J** REMOVE EXISTING FENCE.
- K** SELECT CLEARING.
- L** REMOVE ASPHALT AT FULL DEPTH.
- M** REMOVE EXISTING SHED.
- N** REMOVE EXISTING GRAVEL.
- O** REMOVE EXISTING WALL.
- P** REMOVE EXISTING BASKETBALL HOOP.
- Q** EXISTING WELL TO BE DECOMMISSIONED IN ACCORDANCE WITH ULSTER COUNTY STANDARDS.
- R** DEMOLISH EXISTING CARPORT.
- S** REMOVE EXISTING GARDEN VEGETATION.
- T** REMOVE EXISTING LIGHT POLE AND LINES.
- U** REMOVE EXISTING TREES
- V** EXISTING GATE TO REMAIN
- W** OLD LOT LINES TO BE REMOVED

NOTE:

SEE SHEET C121 FOR DETAILED PLAN OF THE RESORT AREA.



PASSERO
engineering architecture



Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

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Project Manager
Designed by
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Chris LaPorta, P.E.
Marvin Pinkrah



Revisions		
No.	Date	By
1	08/14/24	By
2	10/11/24	DJG
3	10/25/24	DJG
4	11/22/24	DJG

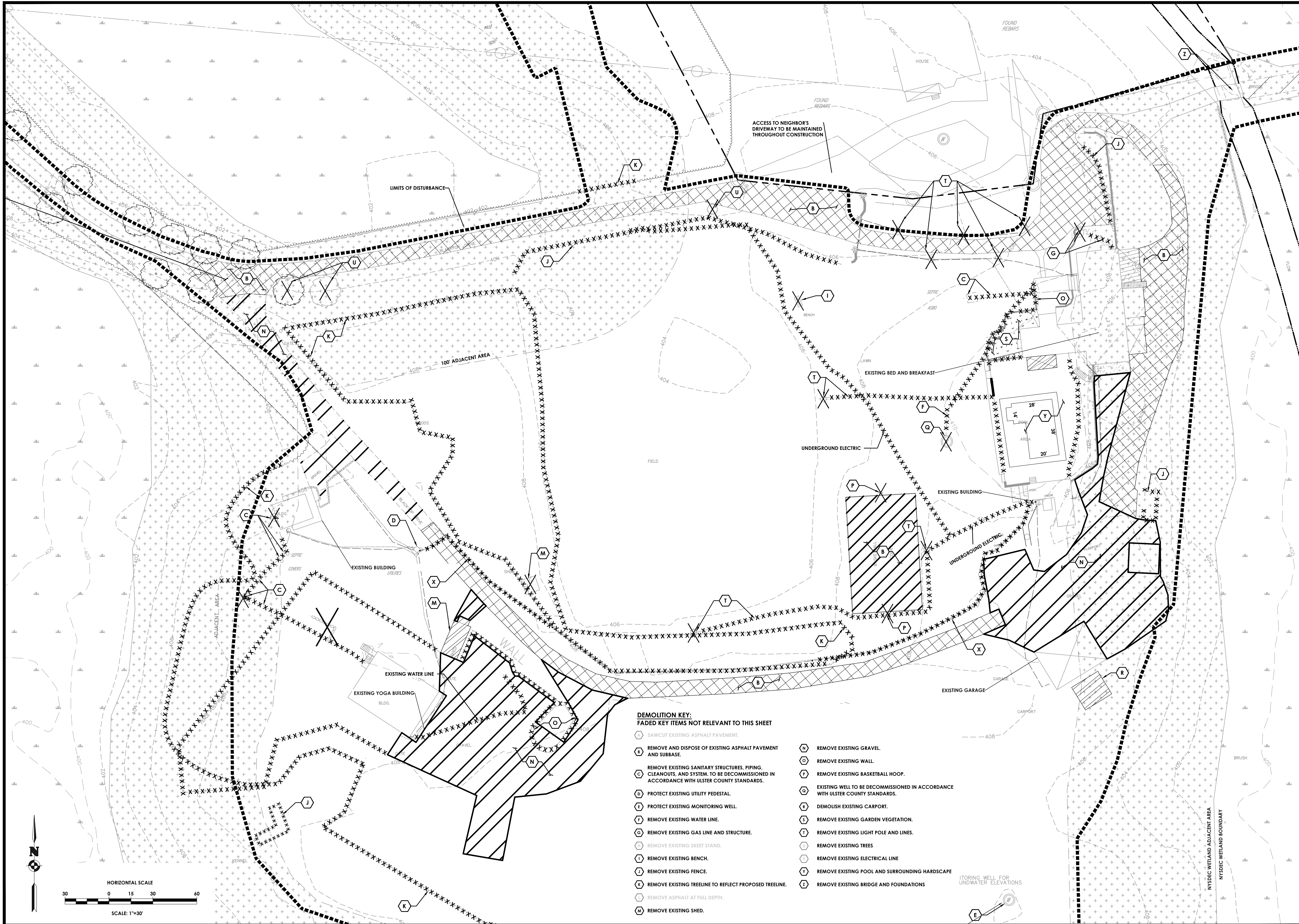
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OVERALL
EXISTING CONDITIONS
& DEMOLITION PLAN
MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No.
20233707.0001
Drawing No.
C 120
Scale:
1" = 200'
Date
AUGUST 16, 2024

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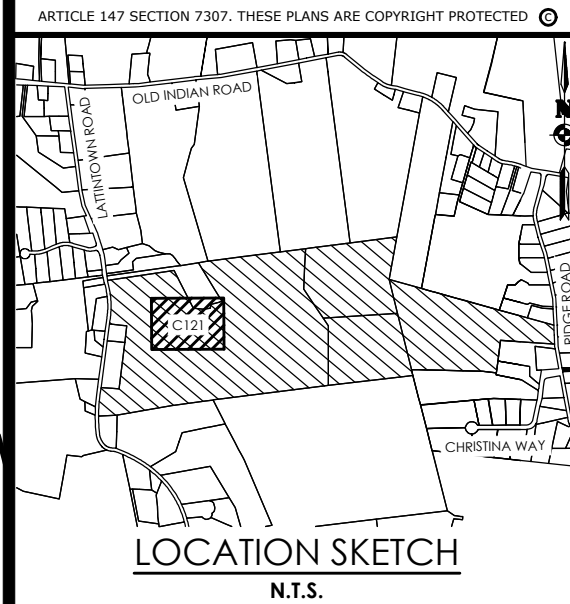
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DEMOLITION KEY:
FADED KEY ITEMS NOT RELEVANT TO THIS SHEET

- (A) SAWCUT EXISTING ASPHALT PAVEMENT.
- (B) REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT AND SUBBASE.
- (C) REMOVE EXISTING SANITARY STRUCTURES, PIPING, CLEANOUTS, AND SYSTEM. TO BE DECOMMISSIONED IN ACCORDANCE WITH ULSTER COUNTY STANDARDS.
- (D) PROTECT EXISTING UTILITY PEDESTAL.
- (E) PROTECT EXISTING MONITORING WELL.
- (F) REMOVE EXISTING WATER LINE.
- (G) REMOVE EXISTING GAS LINE AND STRUCTURE.
- (H) REMOVE EXISTING SKEET STAND.
- (I) REMOVE EXISTING BENCH.
- (J) REMOVE EXISTING FENCE.
- (K) REMOVE EXISTING TREELINE TO REFLECT PROPOSED TREELINE.
- (L) REMOVE ASPHALT AT FULL DEPTH.
- (M) REMOVE EXISTING SHED.

- (N) REMOVE EXISTING GRAVEL.
- (O) REMOVE EXISTING WALL.
- (P) REMOVE EXISTING BASKETBALL HOOP.
- (Q) EXISTING WELL TO BE DECOMMISSIONED IN ACCORDANCE WITH ULSTER COUNTY STANDARDS.
- (R) DEMOLISH EXISTING CARPORT.
- (S) REMOVE EXISTING GARDEN VEGETATION.
- (T) REMOVE EXISTING LIGHT POLE AND LINES.
- (U) REMOVE EXISTING TREES
- (V) REMOVE EXISTING ELECTRICAL LINE
- (W) REMOVE EXISTING POOL AND SURROUNDING HARDSCAPE
- (X) REMOVE EXISTING BRIDGE AND FOUNDATIONS



Client:
Marlborough Resort, LLC
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SUITE 101

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Principal-in-Charge
Project Manager
Designed by
Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah



Revisions

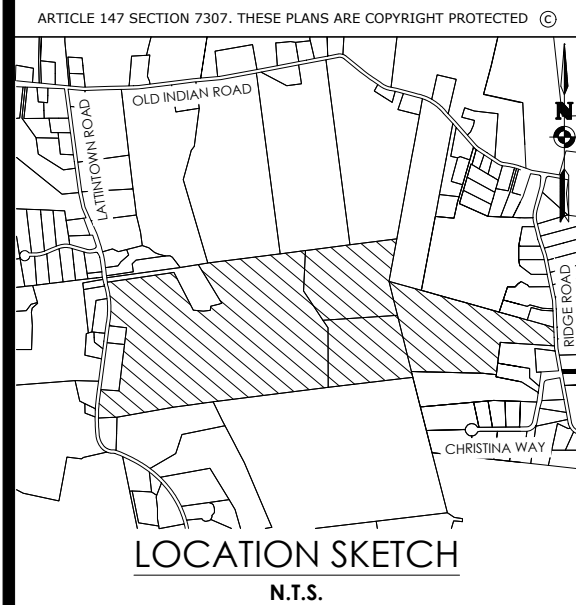
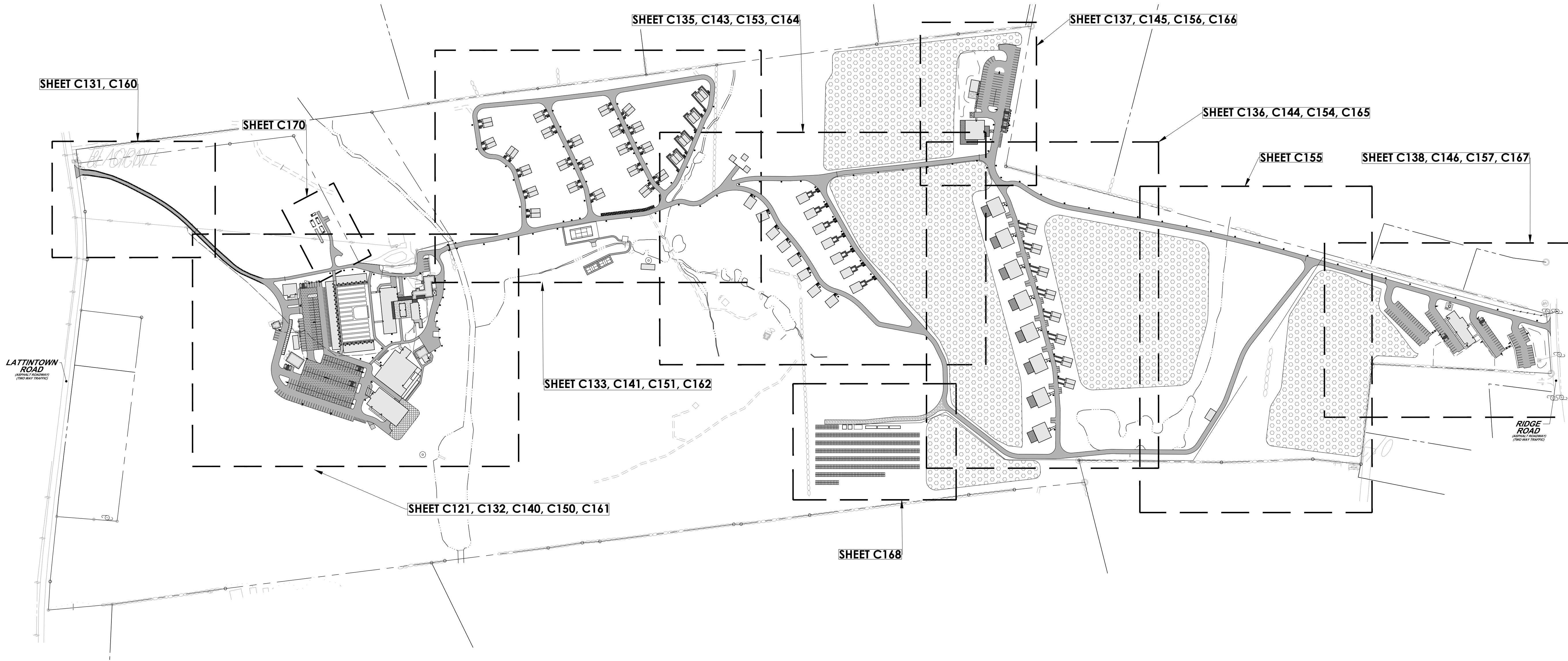
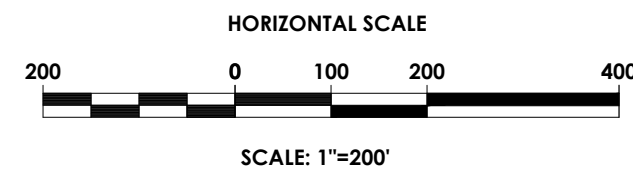
No.	Date	By	Description
1	08/14/24	DUG	REVISED FOR PB SUBMISSION
2	10/11/24	DUG	REVISED BUILDING FOOTPRINTS
3	10/25/24	DUG	REVISED PER TOWN COMMENTS
4	11/22/24	DUG	REVISED PER TOWN COMMENTS

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**EXISTING CONDITIONS
& DEMOLITION PLAN
MARLBOROUGH
RESORT**

Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No.
20233707.0001
Drawing No.
C 121
Scale:
1" = 30'
Date
AUGUST 16, 2024

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Client:
Marlborough Resort, LLC
100 Ring Rd West
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Project Manager: Chris LaPorta, P.E.
Designed by: Marvin Pinkrah



Revisions			
No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION
2	10/11/24	D.J.G.	REVISED BUILDING FOOTPRINTS
3	10/25/24		REVISED PER TOWN COMMENTS
4	11/22/24	D.J.G.	REVISED PER TOWN COMMENTS

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KEY PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 110

Scale:
1" = 200'

Date
AUGUST 16, 2024

SITE DATA - PHASE 01				
BUILDING NAME	BUILDING NUMBER	No. of BUILDINGS	BUILDING AREA(S.F.)	TOTAL BUILDING AREA(S.F.)
WELCOME BUILDING	1	1	2,077	2,077
ENTRY COTTAGE - EXISTING CABING	2	1	648	648
RENOVATED MAIN LODGE WITH 2 GUESTROOMS, A PRIVATE DINING AREA, AND SALOON	3	1	7,223	7,223
ORANGERIE - SMALL EVENTS CENTER	4	1	2,471	2,471
CABIN BAR	5	1	1,022	1,022
CLUBHOUSE DINING ROOM 1	6	1	8,004	8,004
FARM MARKET & BARBEQUE	7	1	1,656	1,656
POND CABIN - EXISTING CABIN	8	1	695	695
SPA AND GYM	9	1	13,162	13,162
EVENTS CENTER	10	1	15,870	15,870
28 ROOM HOTEL	11	3	7,161, 3,225, 3,225	13,611
BACK-OF-HOUSE OPERATION	12	1	2,106	2,106
POND PAVILION	13	1	1,000	1,000
TREE HOUSE - 2 GUEST ROOM CABINS*	14	26	1,380	35,880
STORAGE BUILDING	16	1	1,000	1,000
STAFF DORM & LOCKER ROOM	17	1	14,672	14,672
WASTEWATER MECHANICAL BLDG	18	1	451	451
ANIMAL PLANET - PETTING ZOO (BARN)	19	3	400	1,200
TOTAL		47		122,748

*TREE HOUSE - 2 GUESTROOM CABINS CONSIST OF A 1-BEDROOM CABIN AND A 1-BEDROOM SUITE

SITE DATA - PHASE 02				
BUILDING NAME	BUILDING NUMBER	No. of BUILDINGS	BUILDING AREA(S.F.)	TOTAL BUILDING AREA(S.F.)
HILLSIDE - 2 GUESTROOM CABINS	20	15	1,380	20,700
5-BEDROOM GUEST HOUSES	21	8	4,000	32,000
ORCHARD - 2 GUESTROOM CABINS	22	8	1,380	11,040
TOTAL		31		63,740

SITE DATA - PHASE 03				
BUILDING NAME	BUILDING NUMBER	No. of BUILDINGS	BUILDING AREA(S.F.)	TOTAL BUILDING AREA(S.F.)
CLUBHOUSE DINING ROOM 2	23	1	5,000	5,000
ORCHARD POND PAVILION	24	1	1,000	1,000
DISTILLERY WITH TASTING ROOM	25	1	1,260	1,260
TOTAL		3		7,260

OVERALL PROJECT		81		193,748
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PARKING & UNITS DATA - PHASE 01					
	BUILDING NUMBER	No. of UNITS	RESORT BEDROOMS	PARKING REQUIRED	PARKING PROVIDED
RESORT CAMPUS					
WELCOME BUILDING	1	1			
ENTRY COTTAGE	2	1	1	1	
RENOVATED MAIN LODGE WITH 2 GUESTROOMS, A PRIVATE DINING AREA, AND SALOON	3	1	2	2	
ORANGERIE - SMALL EVENTS CENTER	4				
CABIN BAR	5				
CLUBHOUSE DINING	6				
FARM MARKET & BARBEQUE	7				
POND CABIN	8	1	1	1	
SPA AND GYM	9				
EVENTS CENTER	10				
28 ROOM HOTEL	11	28	28	28	
BACK-OF-HOUSE OPERATION	12				
POND PAVILION	13				
TREE HOUSE - 2 GUESTROOM CABINS	14	26	52	52	
STORAGE BUILDING	16				
ANIMAL PLANET	19				
SUBTOTAL		58	84	84	236
STAFF DORM & LOCKER ROOM					
STAFF DORM & LOCKER ROOM	17				101
SUBTOTAL		0	0	0	101
WASTEWATER MECHANICAL BUILDING					
WASTEWATER MECHANICAL BUILDING	18				2
SUBTOTAL		0	0	0	2
SOLAR ARRAY					
SOLAR ARRAY		0	0	0	1
SUBTOTAL		0	0	0	1
PHASE 1 TOTAL		58	84	84	340

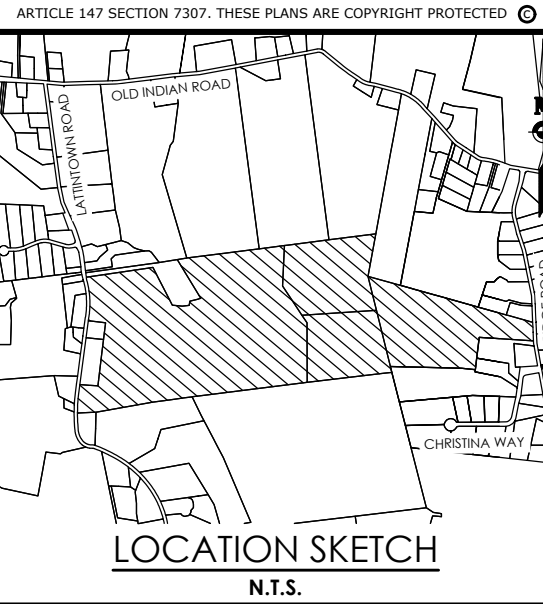
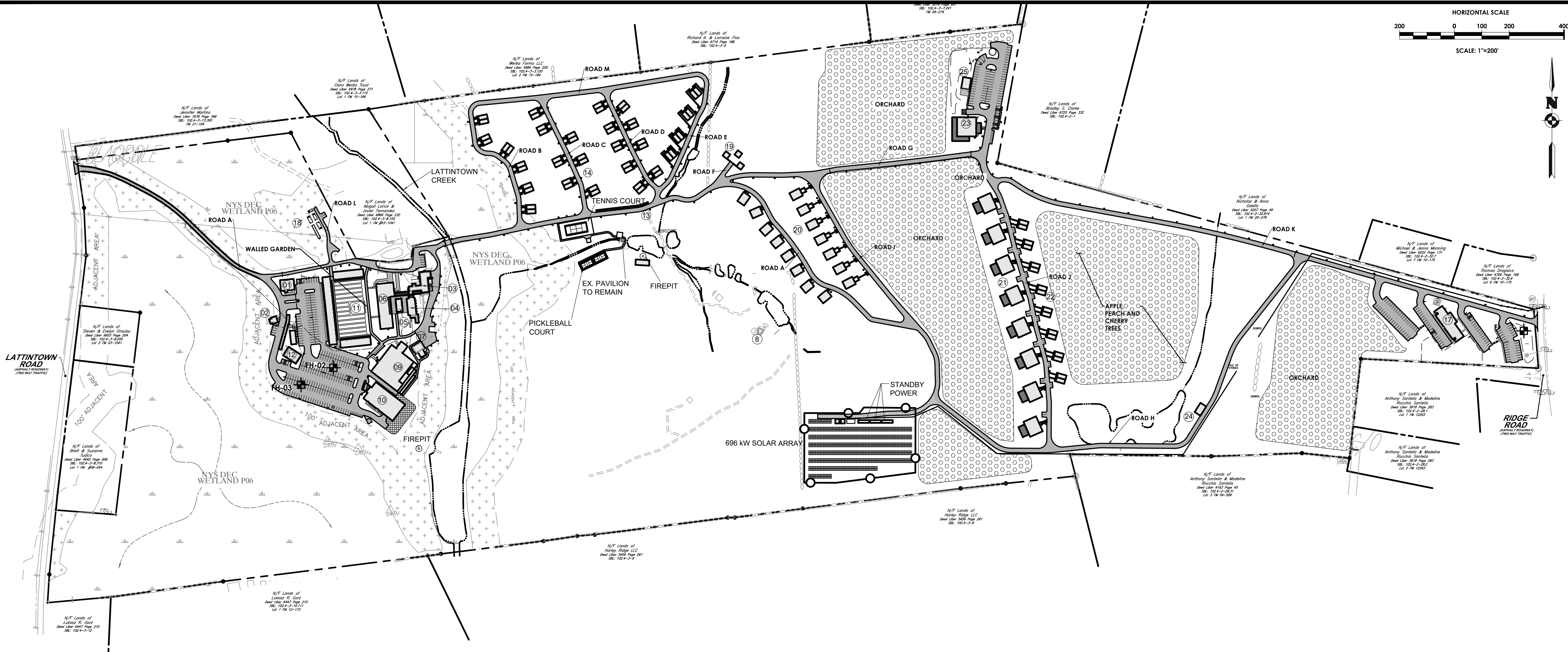
PARKING & UNITS DATA - PHASE 02					
	BUILDING NUMBER	No. of UNITS	RESORT BEDROOMS	PARKING REQUIRED	PARKING PROVIDED
HILLSIDE					
HILLSIDE - 2 GUEST ROOM CABINS	20	15	30	30	0
SUBTOTAL		15	30	30	0
ORCHARD					
5-BEDROOM GUEST HOUSES	21	8	40	40	16
ORCHARD - 2 GUESTROOM CABINS	22	8	16	16	
SUBTOTAL		16	56	56	16
PHASE 2 TOTAL*		31	86	86	16

*GUESTS WILL PARK IN PHASE 1 LOT. ORCHARD CABIN GUESTS WILL ALSO HAVE 24 SPACES FOR ELECTRIC CLUB CAR PARKING AT THEIR UNITS.

PARKING & UNITS DATA - PHASE 03					
	BUILDING NUMBER	No. of UNITS	RESORT BEDROOMS	PARKING REQUIRED	PARKING PROVIDED
CLUBHOUSE DINING ROOM 2					
HILLSIDE - 2 GUEST ROOM CABINS	23	0	0	0	0
SUBTOTAL		0	0	0	0
CLUBHOUSE DINING ROOM 2					
ORCHARD PAVILION	24	0	0	0	0
SUBTOTAL		0	0	0	0
DISTILLERY WITH TASTING ROOM					
HILLSIDE - 2 GUEST ROOM CABINS	25	0	0	0	0
SUBTOTAL		0	0	0	0
PHASE 3 TOTAL		0	0	0	80

OVERALL PROJECT	89	170	170	436
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NOTE: REQUIRED PARKING DETERMINED BY MOTEL AND RESORT HOTELS USE IN TABLE 1 OF TOWN CODE SECTION 155-27. AN ADDITIONAL 20 SPACES MAY BE PROVIDED IN THE CLUBHOUSE DINING ROOM 2 AND DISTILLERY AREA PENDING FINAL WATER STORAGE DESIGN.



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SUITE 101

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Designed by
Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah



Revisions			Description
No.	Date	By	
1	08/14/24	FB	REVISED FOR FB SUBMISSION
2	10/11/24	DUG	REVISED BUILDING FOOTPRINTS
3	10/25/24	DUG	REVISED PER TOWN COMMENTS
4	11/22/24	DUG	REVISED PER TOWN COMMENTS

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OVERALL SITE PLAN MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

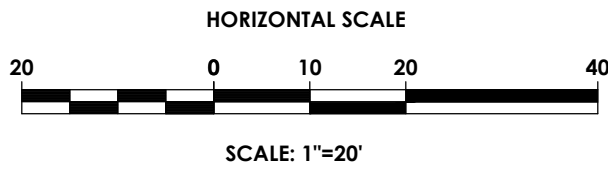
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Scale:
1" = 200'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

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CONTRACTOR SHALL COORDINATE WITH TOWN AND OBTAIN ANY REQUIRED ROW WORK AND CURB CUT PERMITS. PAVEMENT SECTION WITHIN R.O.W. AND TRANSITION SHALL BE COORDINATED WITH TOWN ENGINEER

LATTINTOWN ROAD

FOUND REBAR

MONUMENT SIGN TO BE DESIGNED IN ACCORDANCE WITH TOWN STANDARDS

PROPERTY LINE

75' FRONT YARD

EXISTING TREELINE

NYSDC WETLAND ADJACENT AREA
NYSDC WETLAND BOUNDARY

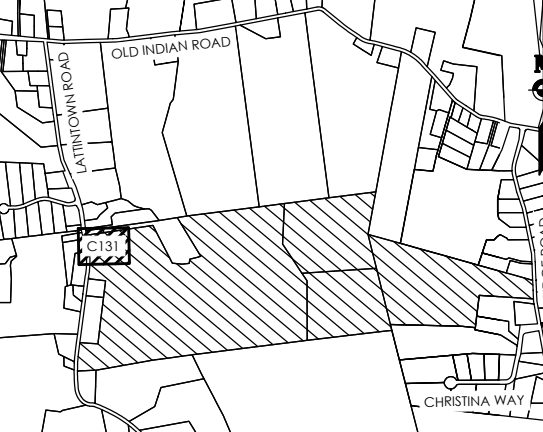
EXISTING ROADWAY TO BE RECONSTRUCTED AT RAISED GRADE WITH FULL DEPTH PAVEMENT SECTION. EXISTING ROADWAY TO REMAIN BELOW. CORE 4" DIA. WEEPS IN EXISTING PAVEMENT AND FILL WITH PEA GRAVEL ALONG CENTERLINE OF ROADWAY EVERY 25 FT TO ALLOW DRAINAGE TO PASS. 8" OF STONE SHOULDER TO BE ADDED TO EACH SIDE (FULL DEPTH)

EXISTING TREES TO REMAIN (TYP)

GATE WITH SECURITY

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LOCATION SKETCH
N.T.S.

Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES

4 Front St., 2nd Floor
Newburgh, New York 12550
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge
Project Manager
Designed by
Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah



Revisions			
No.	Date	By	Description
1	08/14/24	DUG	REVISED FOR PB SUBMISSION
2	10/11/24	DUG	REVISED BUILDING FOOTPRINTS
3	10/25/24	DUG	REVISED PER TOWN COMMENTS
4	11/22/24	DUG	REVISED PER TOWN COMMENTS

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SITE PLAN

MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

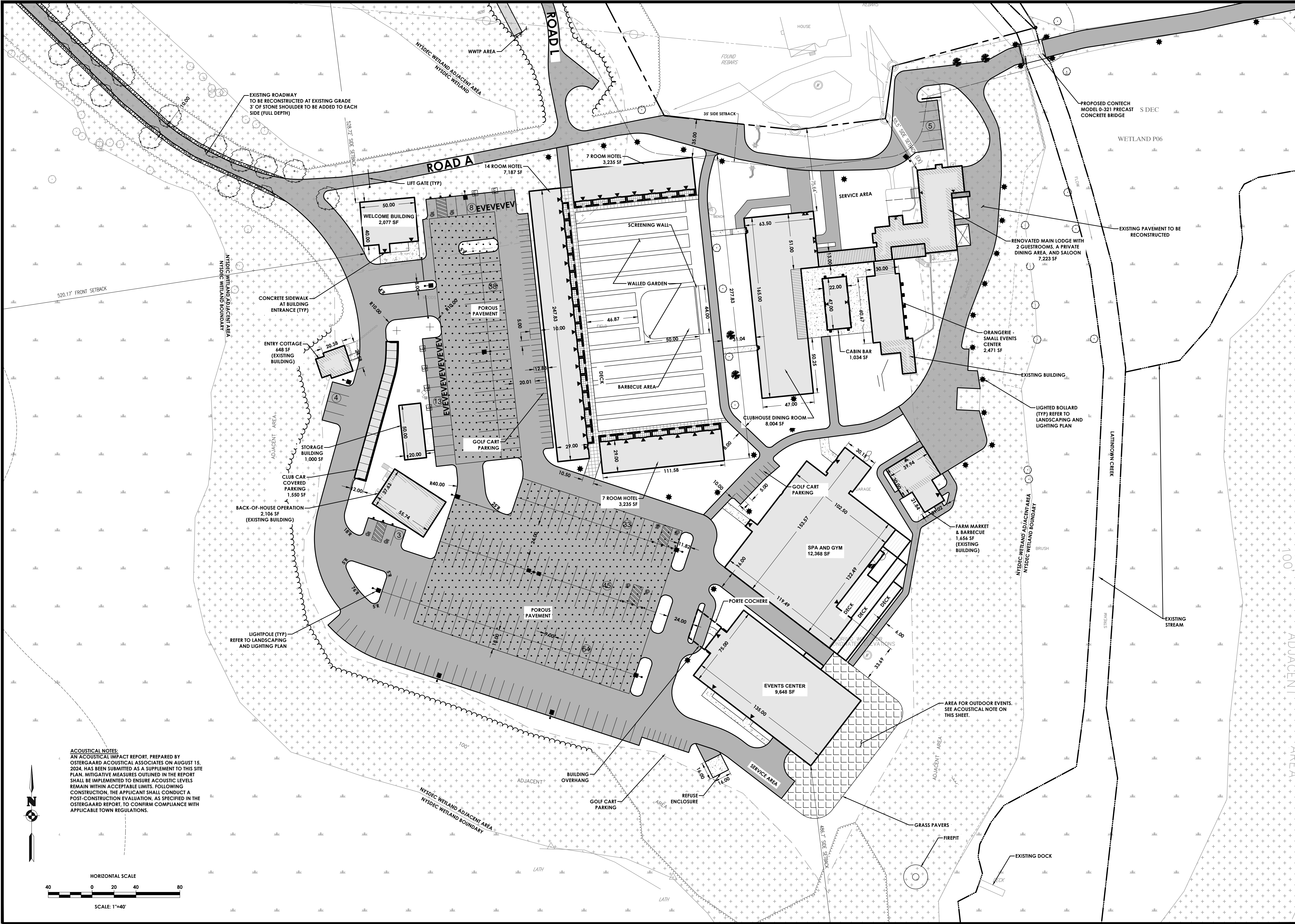
Drawing No.
C 131

Scale:
1" = 20'

Date
AUGUST 16, 2024

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LOCATION SKETCH
N.T.S.

Client:
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Project Manager
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Chris LaPorta, P.E.
Marvin Pinkrah

STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
102592
LICENSED PROFESSIONAL ENGINEER

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SITE PLAN
MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 132

Scale:
1" = 40'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

PROPERTY LINE

POINT IN WALL
INTERSECTION

ROAD M

TREE HOUSE - 2 GUEST CABINS

— TREE HOUSE -
2 GUEST CABINS

FREE
USE - 2

—GRAVEL CART
PARKING (TYP)

—PAVER PATH
(TYP)

GRAVEL CART
PARKING (TYP)

— TENNIS COURT

EXISTING PAVILION

ASPHALT
WALK BRIDGE

POND PAVILION

 PICKLEBALL COURTS

ANIMAL PLANET -
PETTING ZOO (BARN)

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LOCATION SKETCH
N.T.S.

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Project Manager
Designed by

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Chris LaPorta, P.E.
Marvin Pinkrah



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SITE PLAN

MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No. C 133

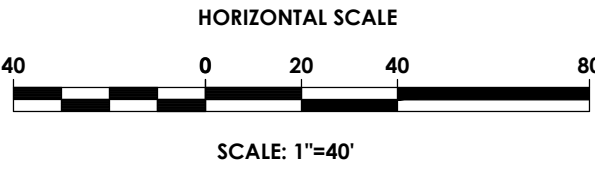
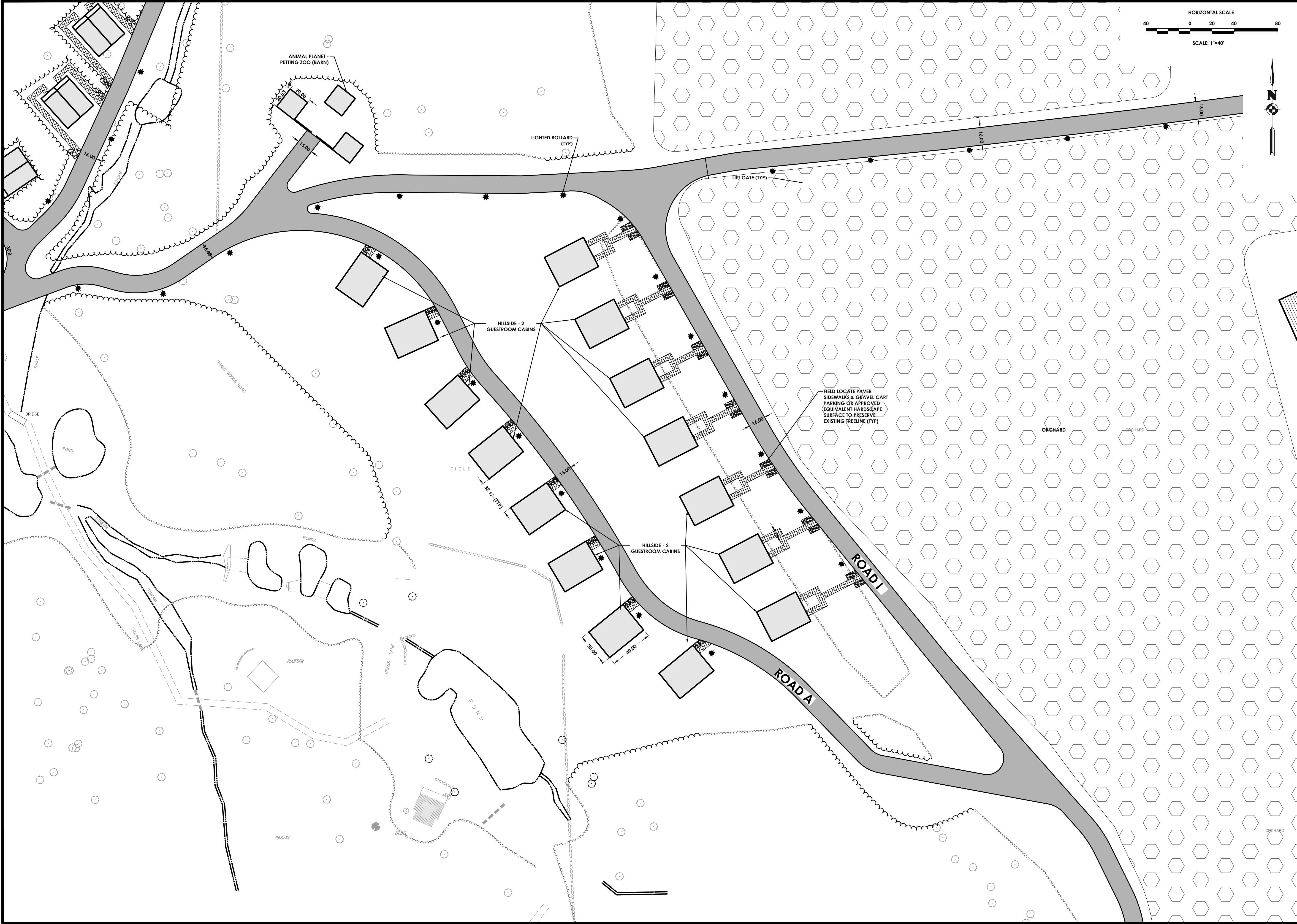
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AUGUST 16, 2024

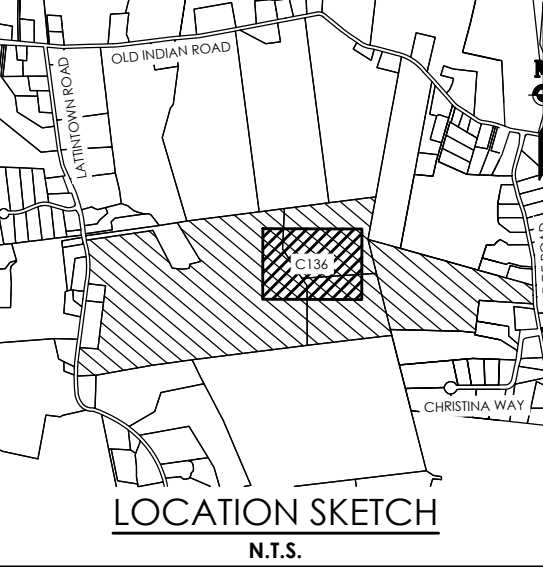
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Principal-in-Charge
Project Manager
Designed by
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Chris LaPorta, P.E.
Marvin Pinkrah



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SITE PLAN
MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No.
20233707.0001

Drawing No.
C 135

Scale:
1" = 40'

Date
AUGUST 16, 2024

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12% SEASONAL ACCESS ROAD

—LIGHTED BOLLARD
(TYP)

CLUB CAR PARKING
(TYP)

ROAD J

—ORCHARD - 2 GUESTROOM CABINS

APPLE, PEACH
AND CHERRY
TREES

ROAD A

POND

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OLD MIDWAY ROAD

CUM

CHRISTINA WAY

LOCATION SKETCH

N.T.S.

Client: Marlborough Resort, LLC
100 Ring Rd West
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Fax: (585) 325-1697

Principal-in-Charge
Project Manager
Designed by

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Chris LaPorta, P.E.
Marvin Pinkrah



Revisions			
No.	Date	By	Description
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SITE PLAN

MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.

C 136

Scale:

$$1'' = 40'$$

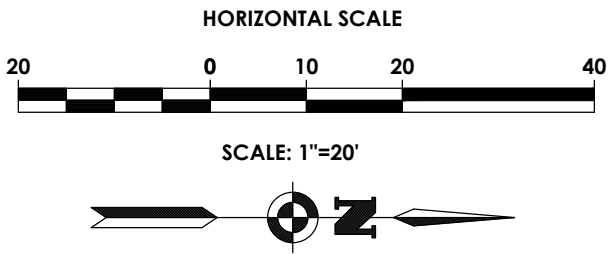
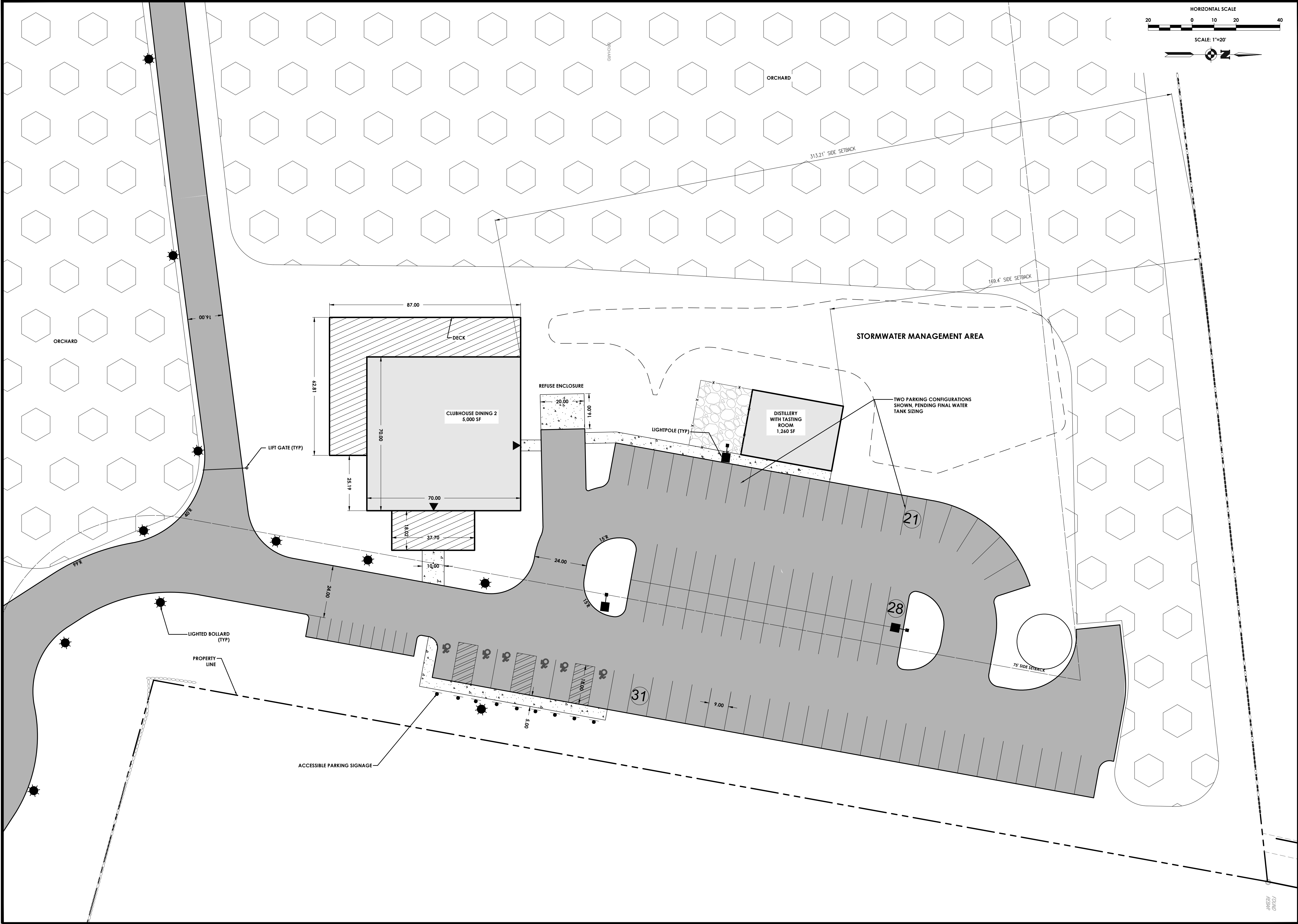
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AUGUST 16, 2024

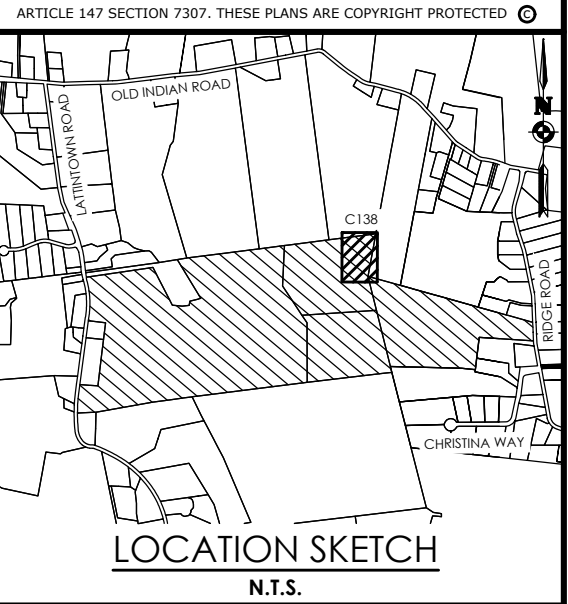
NOT FOR CONSTRUCTION

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Client:
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Project Manager: Chris LaPorta, P.E.
Designed by: Marvin Pinkrah



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No.	Date	By	Description
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SITE PLAN
MARLBOROUGH RESORT

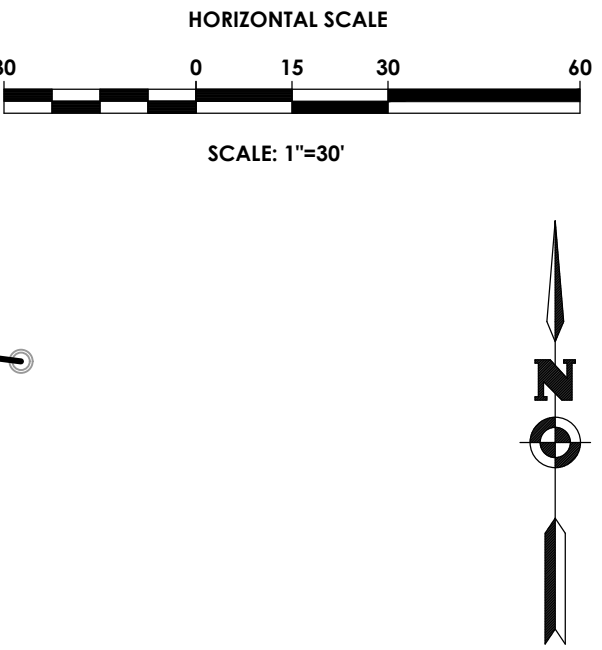
Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No.
20233707.0001

Drawing No.
C 137

Scale:
1" = 20'

Date
AUGUST 16, 2024

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OLD INDIAN ROAD

CHESTNUT ROAD

CHRISTINA WAY

LOCATION SKETCH

N.T.S.

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Principal-in-Charge
Project Manager
Designed by

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Chris LaPorta, P.E.
Marvin Pinkrah



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Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

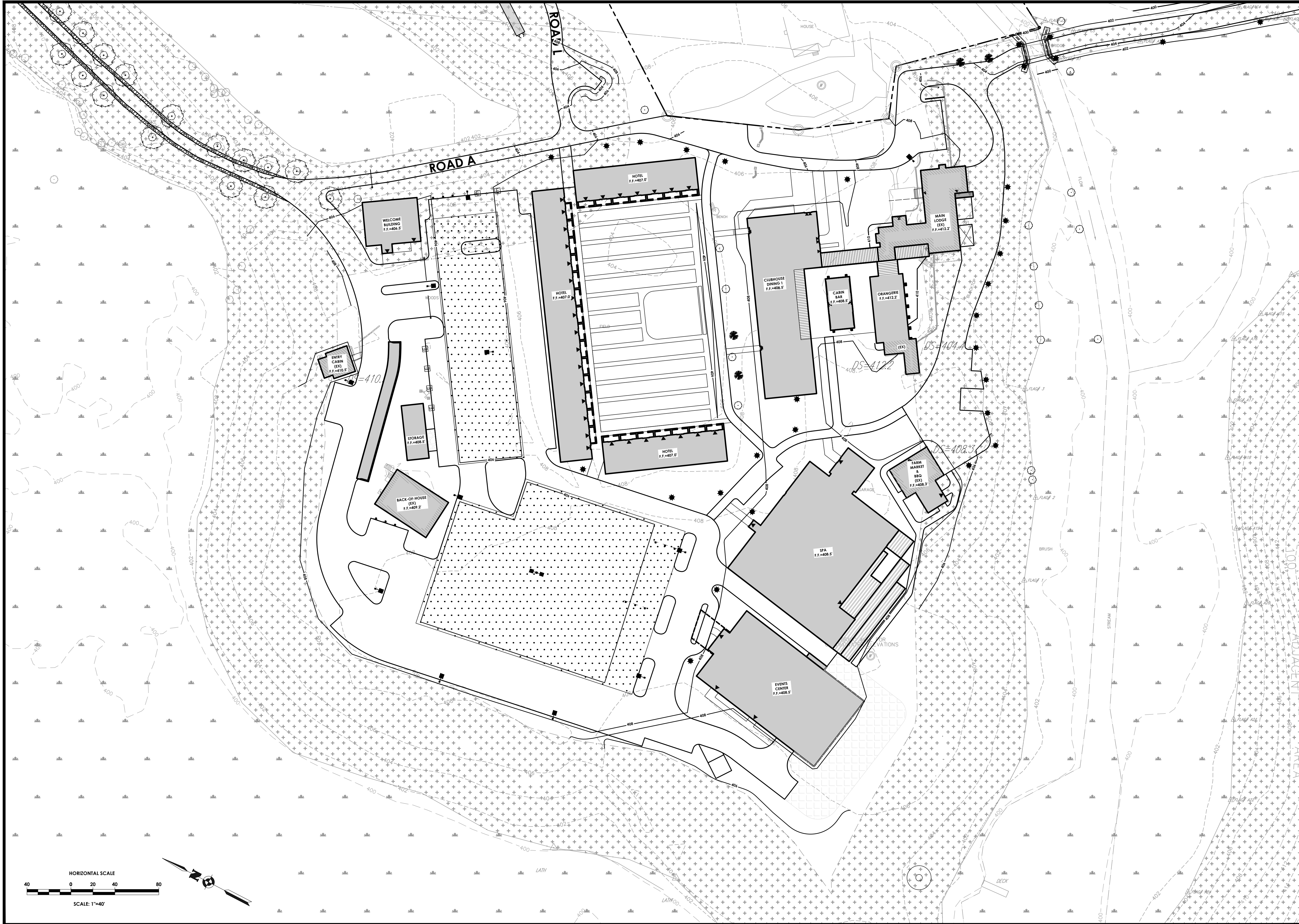
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Scale: $1'' = 30'$

Date
AUGUST 16, 2024

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LOCATION SKETCH
N.T.S.

Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
4 Front St., 2nd Floor
Newburgh, New York 12550
Principal-in-Charge
Project Manager
Designed by
(585) 325-1000
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Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah

STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
102592
LICENSED PROFESSIONAL ENGINEER

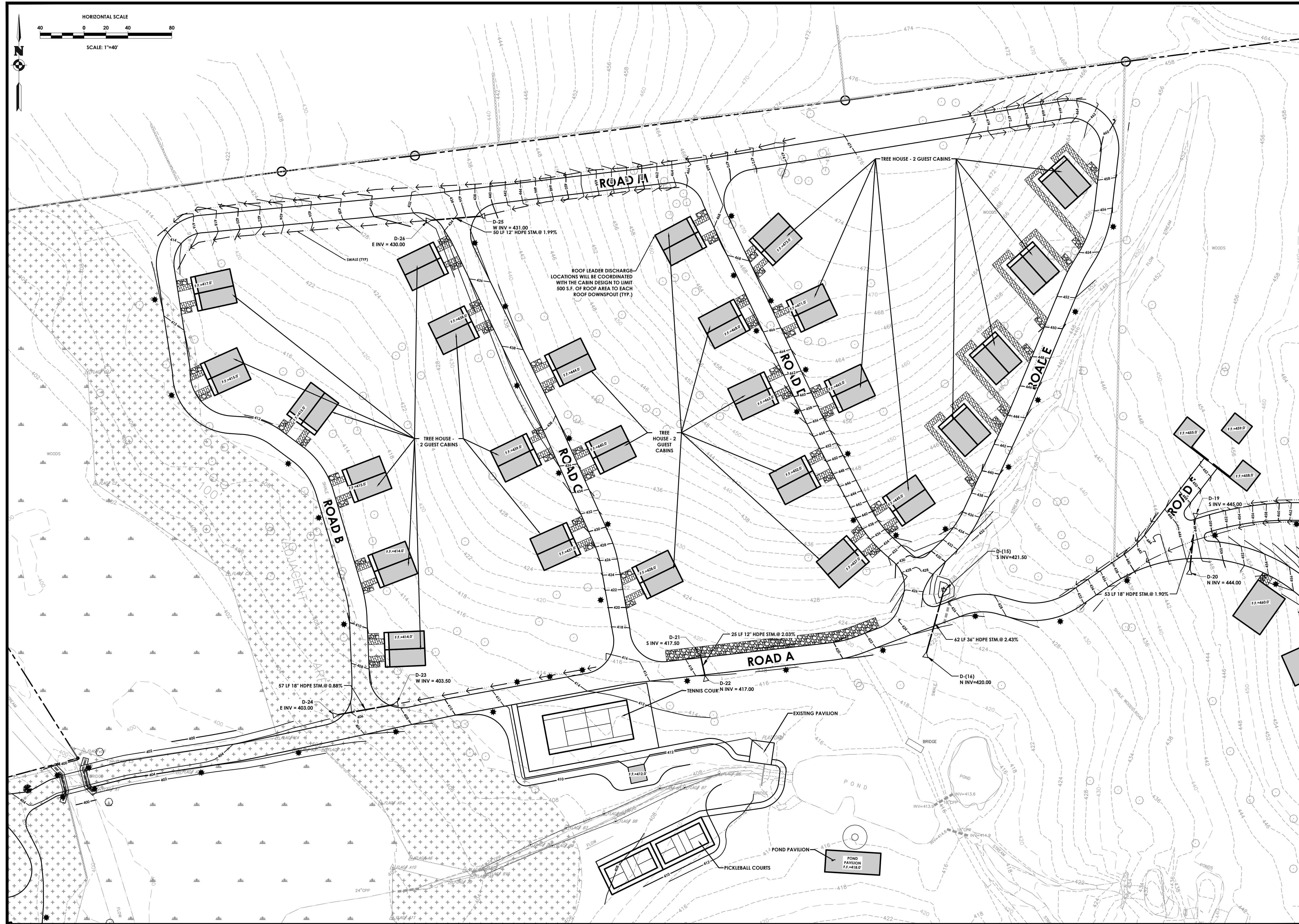
No.	Date	By	Description
1	08/14/24	DUG	REVISED FOR PER SUBMISSION
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GRADING PLAN
MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No.
20233707.0001
Drawing No.
C 140
Scale:
1" = 40'
Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

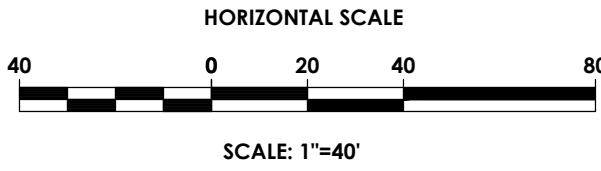
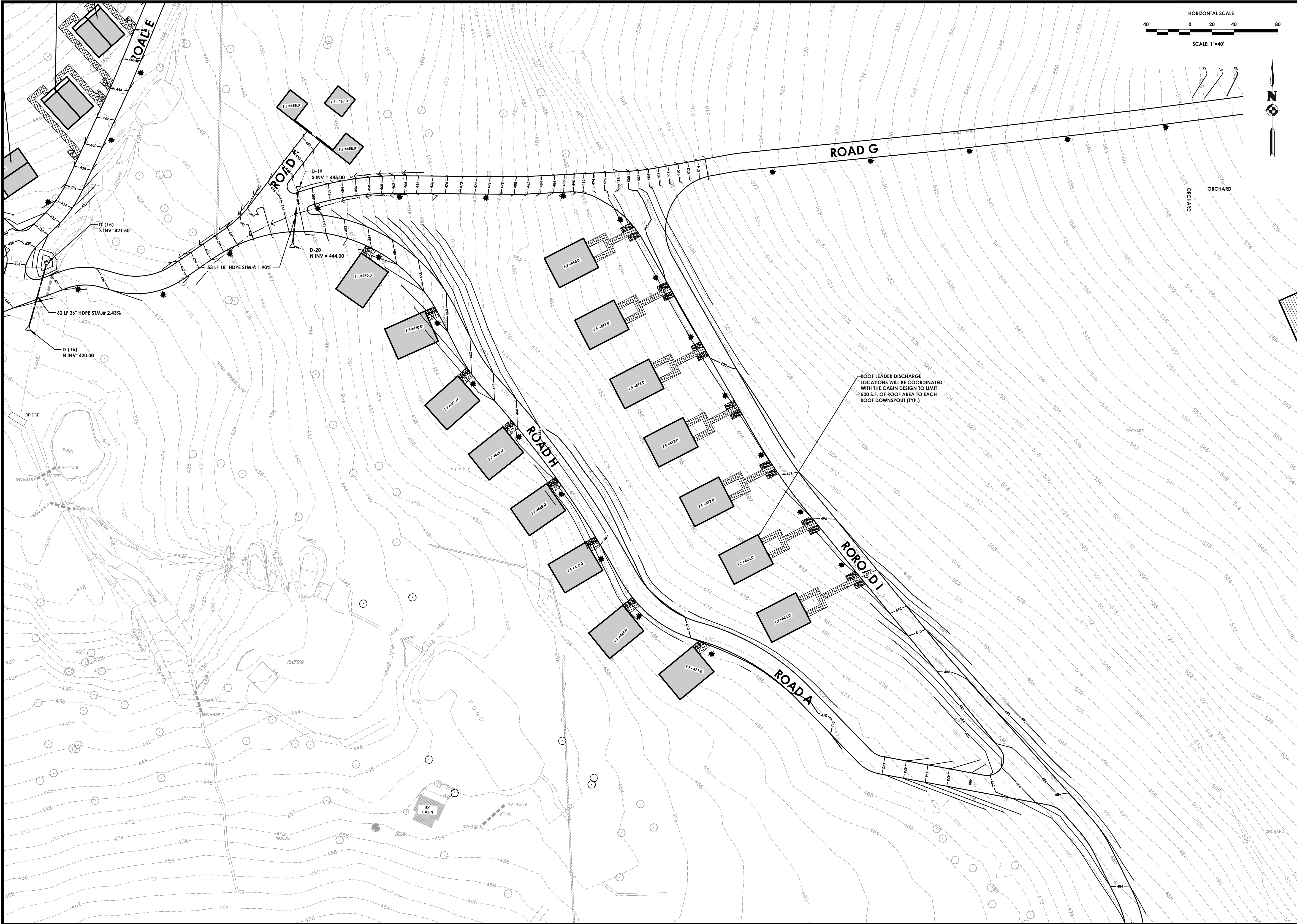


Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

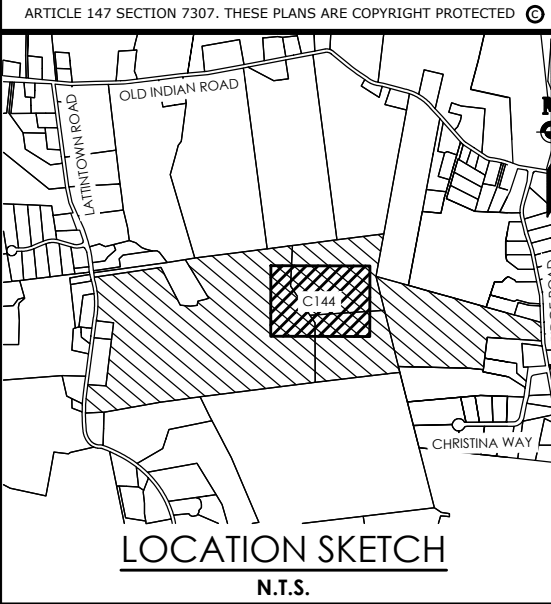


GRADING PLAN

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engineering architecture



Client:
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100 Ring Rd West
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SUITE 101

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Principal-in-Charge
Project Manager
Designed by
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Chris LaPorta, P.E.
Marvin Pinkrah



Revisions			
No.	Date	By	Description
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2	10/11/24	DUG	REVISED BUILDING FOOTPRINTS
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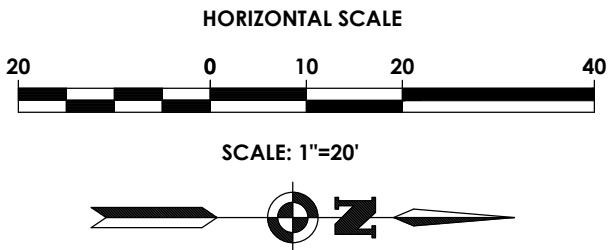
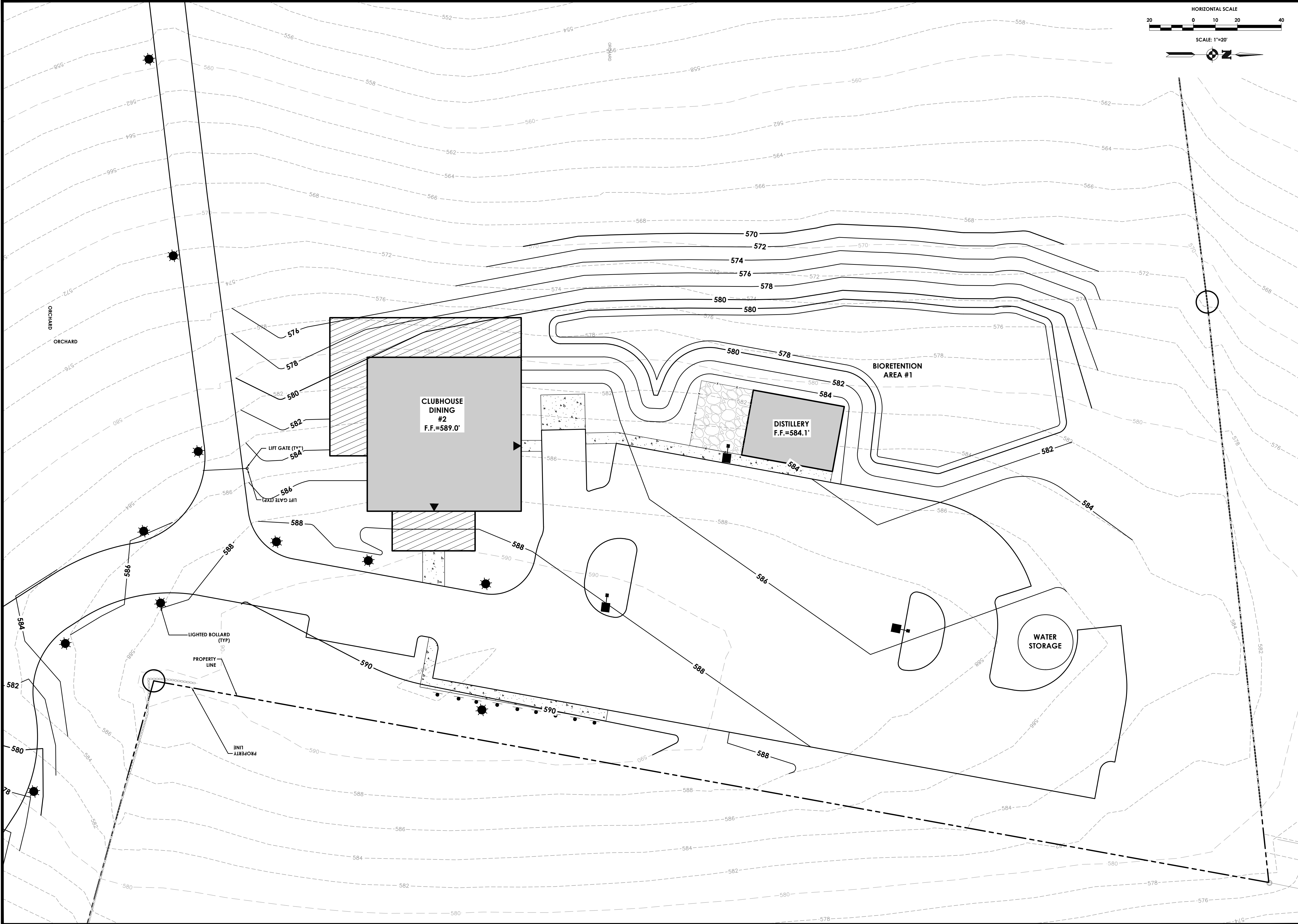
GRADING PLAN

MARLBOROUGH RESORT

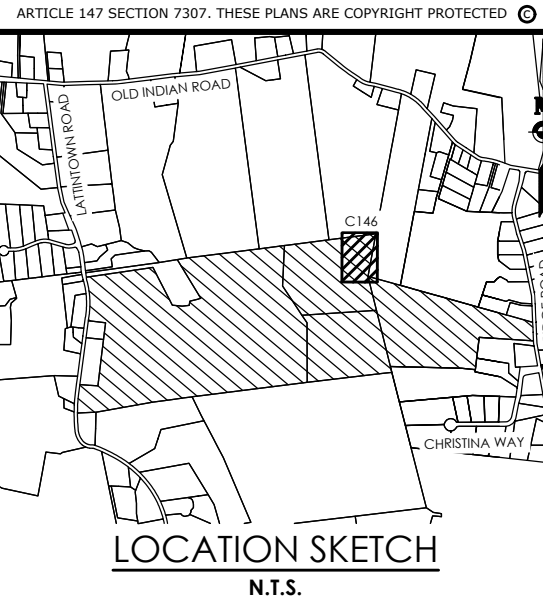
Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No.
20233707.0001
Drawing No.
C 143
Scale:
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Date
AUGUST 16, 2024

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SUITE 101

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GRADING PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

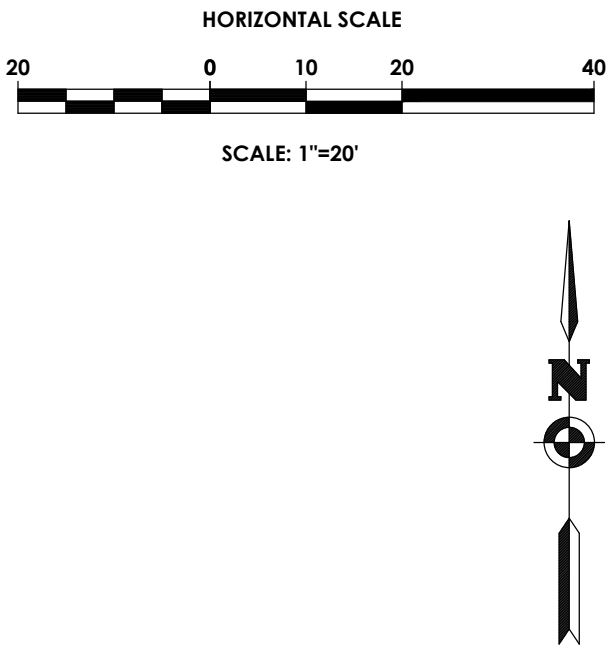
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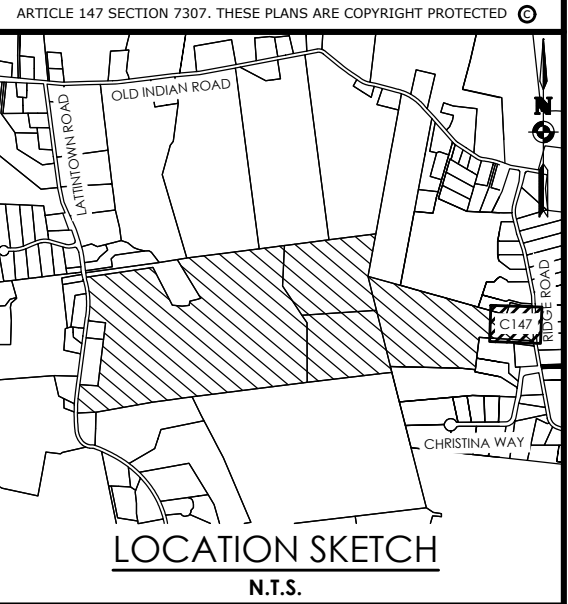
Date
AUGUST 16, 2024

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Project Manager: Chris LaPorta, P.E.
Designed by: Marvin Pinkrah



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GRADING PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

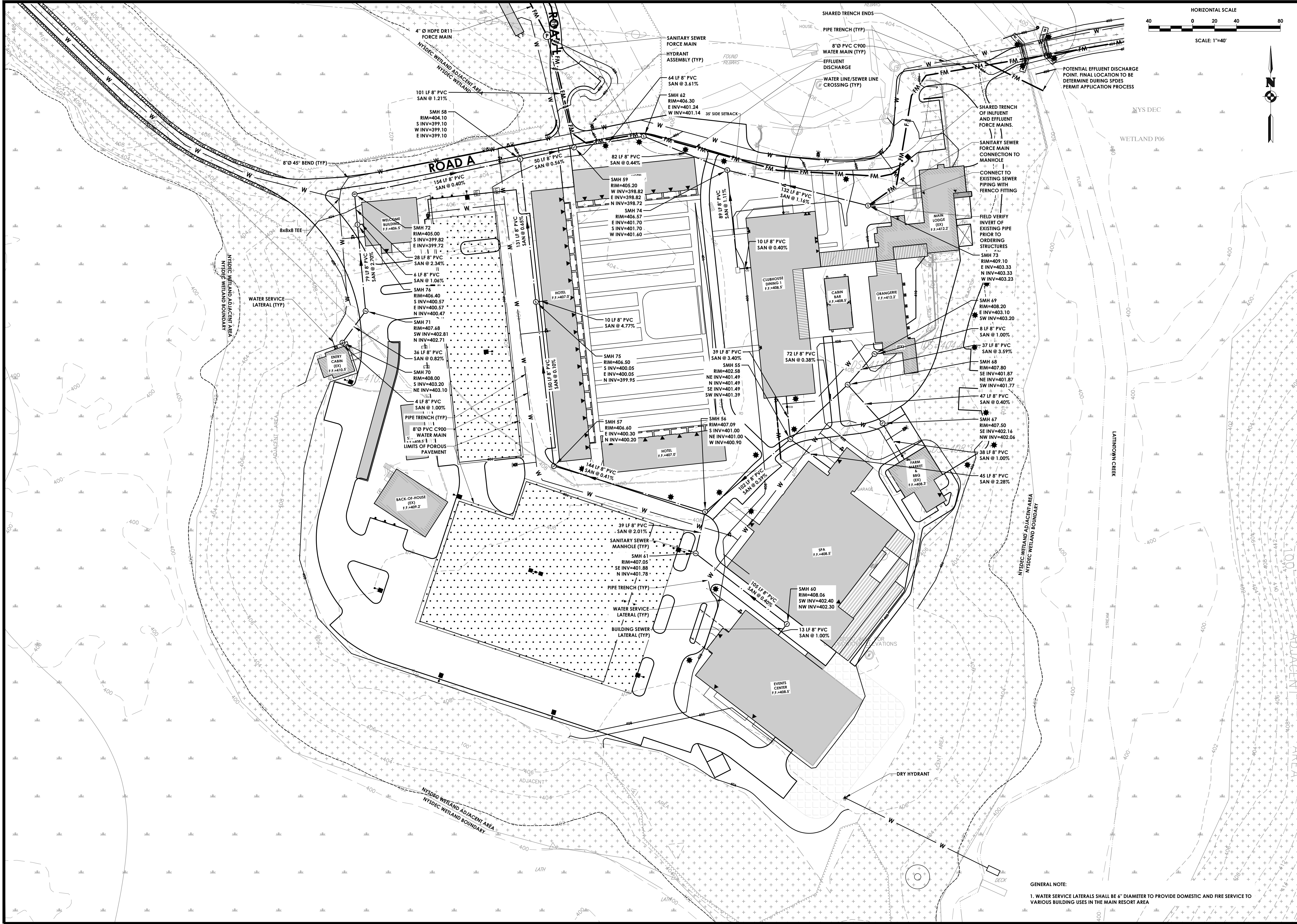
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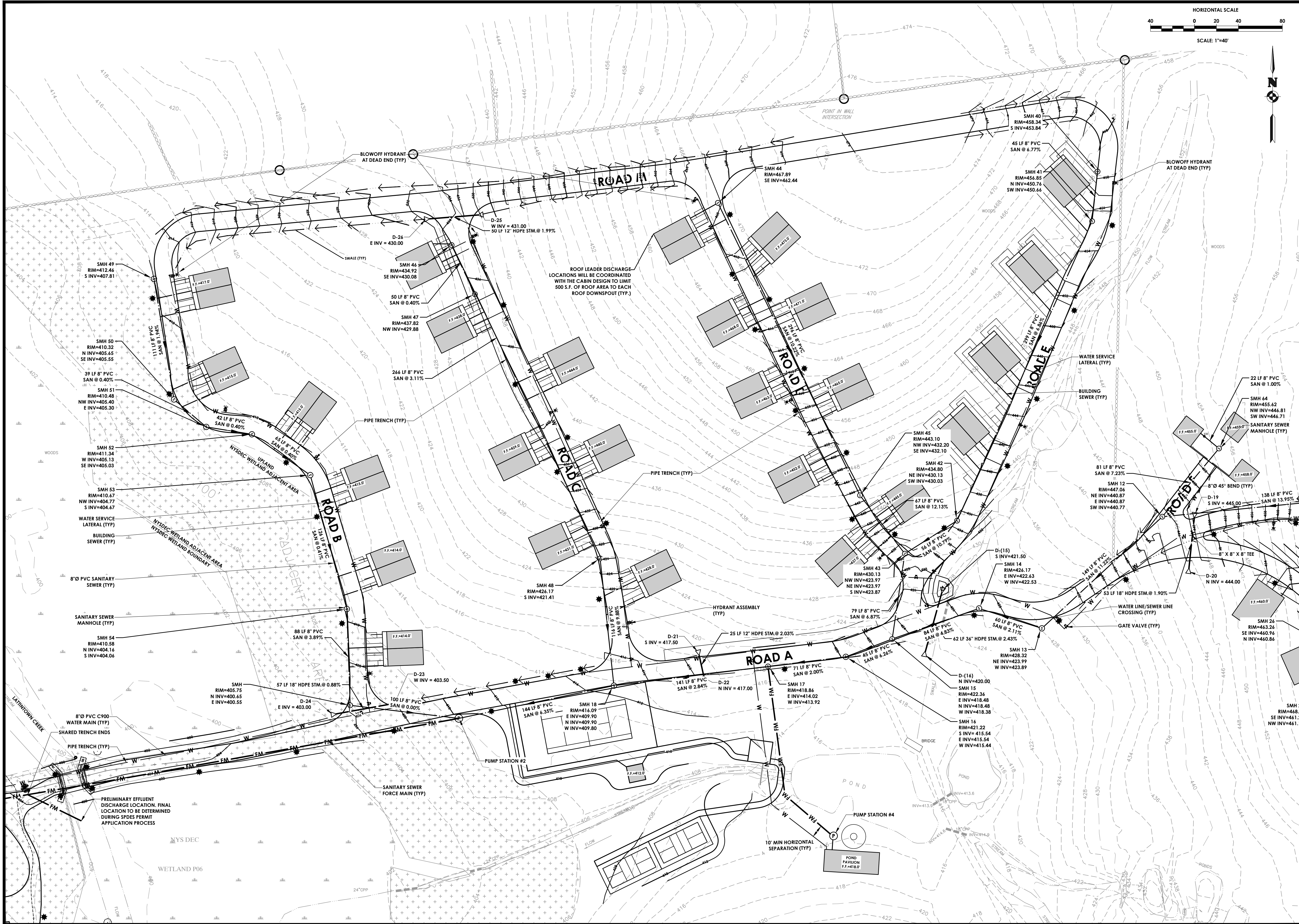
Date
AUGUST 16, 2024

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LOCATION SKETCH
N.T.S.

Client:
Marlborough Resort, LLC
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SUITE 101

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Principal-in-Charge
Project Manager
Designed by

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Marvin Pinkrah

STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
LICENSED PROFESSIONAL ENGINEER
102592

No.	Date	By	Revisions
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UTILITY PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

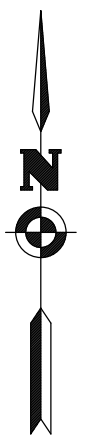
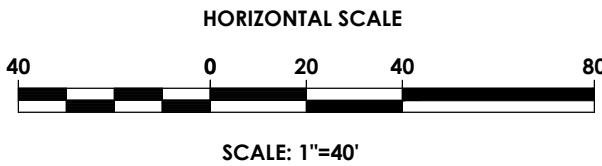
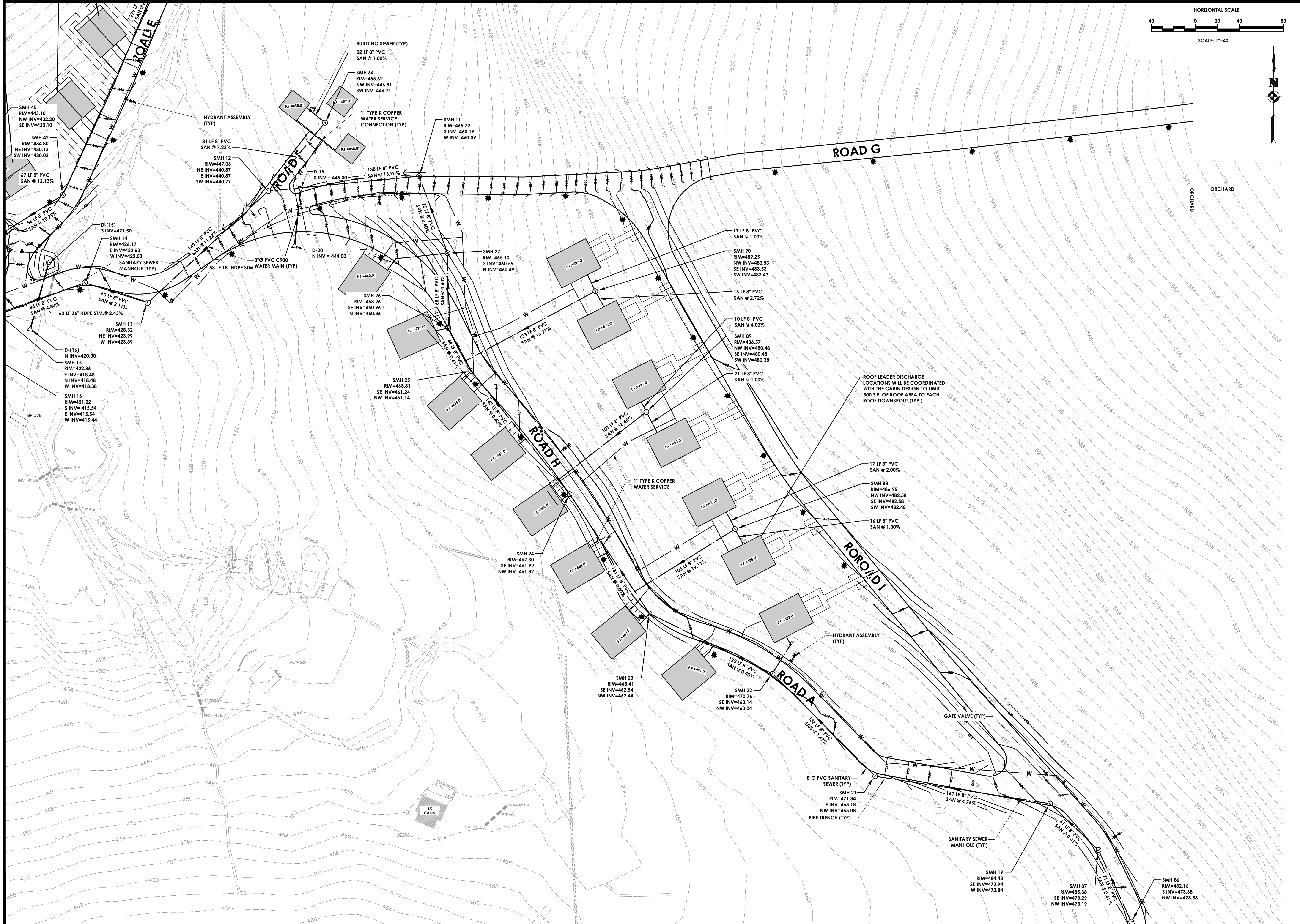
Drawing No.
C 151

Scale:
1" = 40'

Date
AUGUST 16, 2024

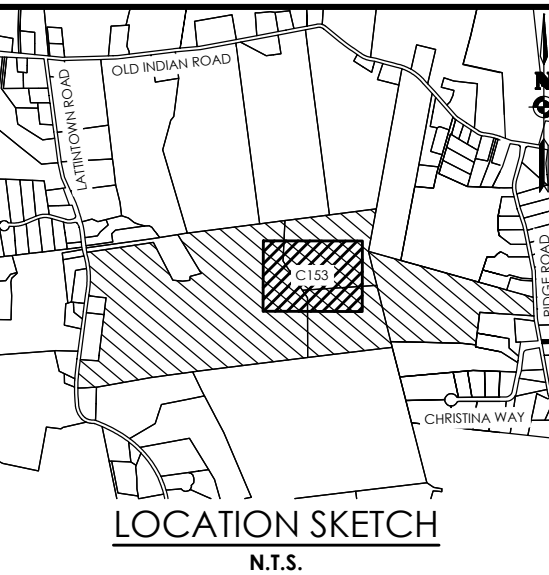
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Principal-in-Charge
Project Manager
Designed by
Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah



Revisions			
No.	Date	By	Description
1	08/14/24	PP	REVISED FOR PP SUBMISSION
2	10/11/24	DUG	REVISED BUILDING FOOTPRINTS
3	10/25/24	DUG	REVISED PER TOWN COMMENTS
4	11/22/24	DUG	REVISED PER TOWN COMMENTS

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UTILITY PLAN

**MARLBOROUGH
RESORT**

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

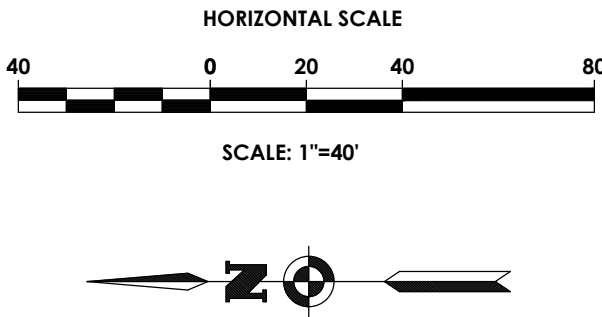
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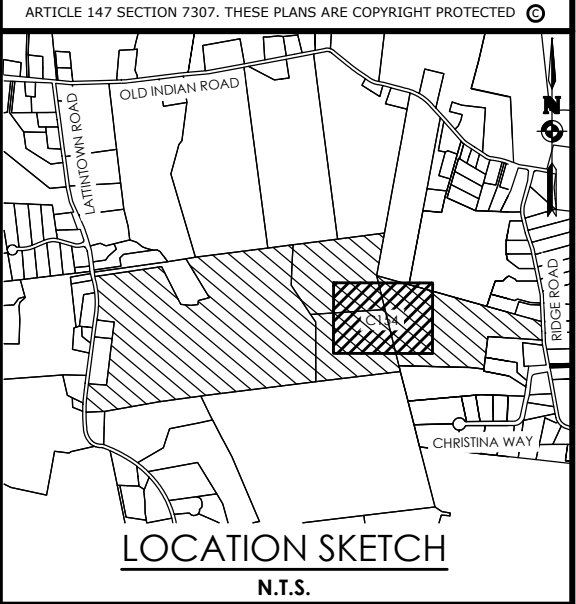
Date
AUGUST 16, 2024

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PASSERO
engineering architecture



Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
4 Front St., 2nd Floor
Newburgh, New York 12550
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge: Jess D. Sudol, P.E.
Project Manager: Chris LaPorta, P.E.
Designed by: Marvin Pinkrah



Revisions			
No.	Date	By	Description
1	08/14/24		REVISED FOR PB SUBMISSION
2	10/11/24	DUG	REVISED BUILDING FOOTPRINTS
3	10/25/24		REVISED PER TOWN COMMENTS
4	11/22/24	DUG	REVISED PER TOWN COMMENTS

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UTILITY PLAN
MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

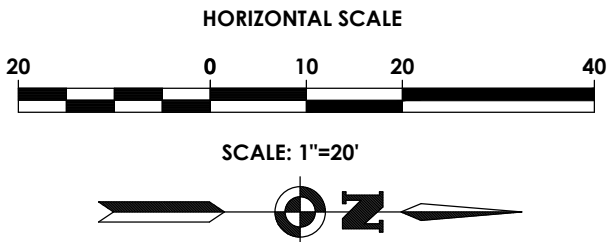
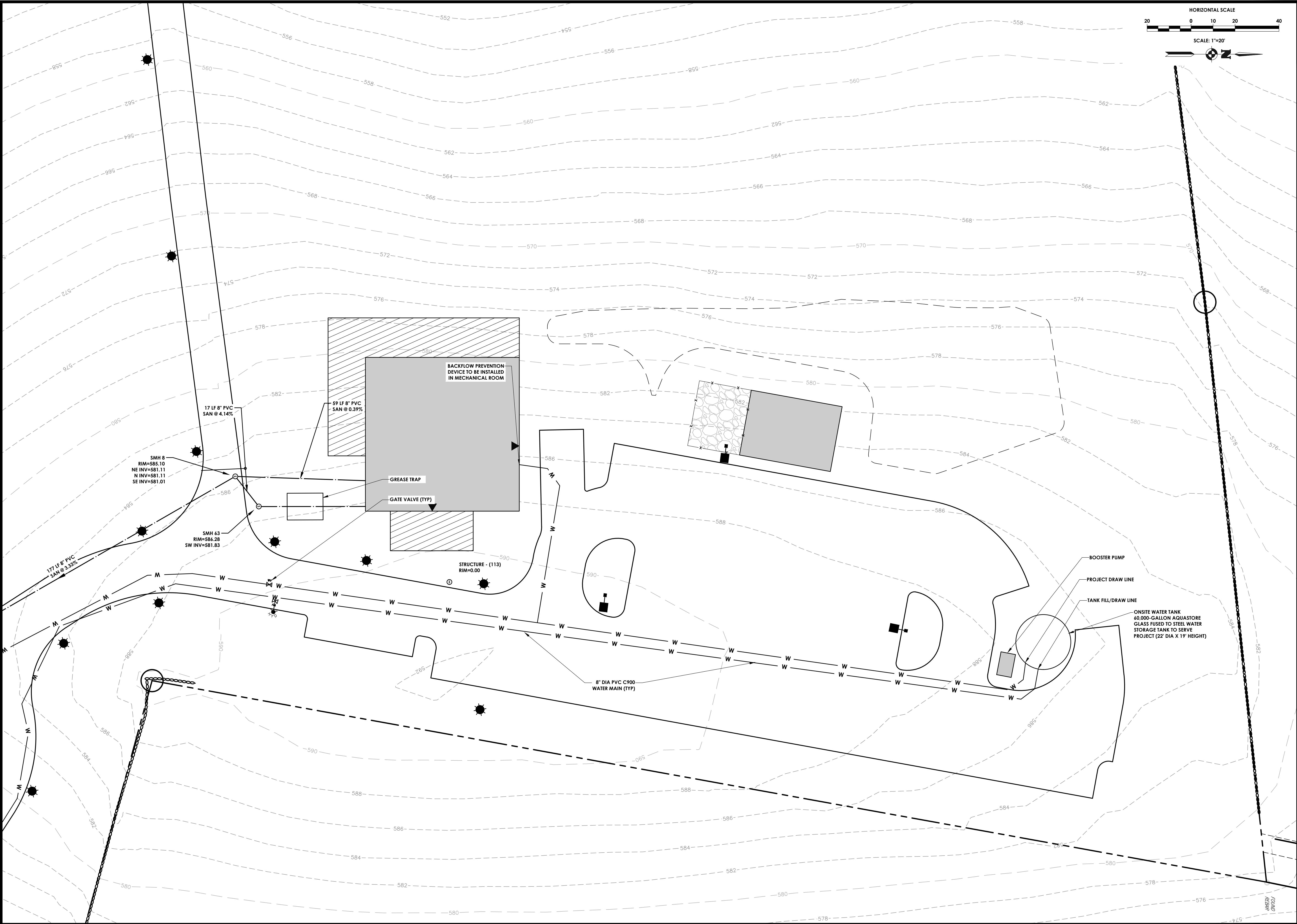
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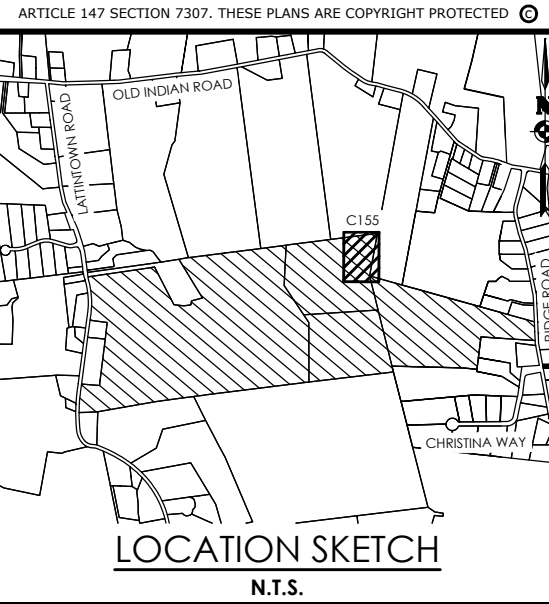
Date
AUGUST 16, 2024

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Chris LaPorta, P.E.
Marvin Pinkrah



Revisions			
No.	Date	By	Description
1	08/14/24	PB	REVISD FOR PB SUBMISSION
2	10/11/24	DJG	REVISD BUILDING FOOTPRINTS
3	10/25/24	DJG	REVISD PER TOWN COMMENTS
4	11/22/24	DJG	REVISD PER TOWN COMMENTS

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UTILITY PLAN

MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

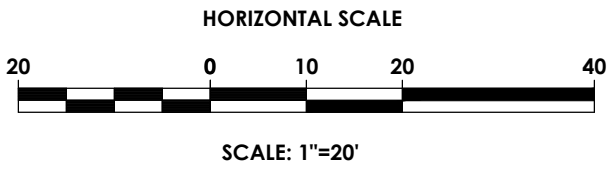
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Date
AUGUST 16, 2024

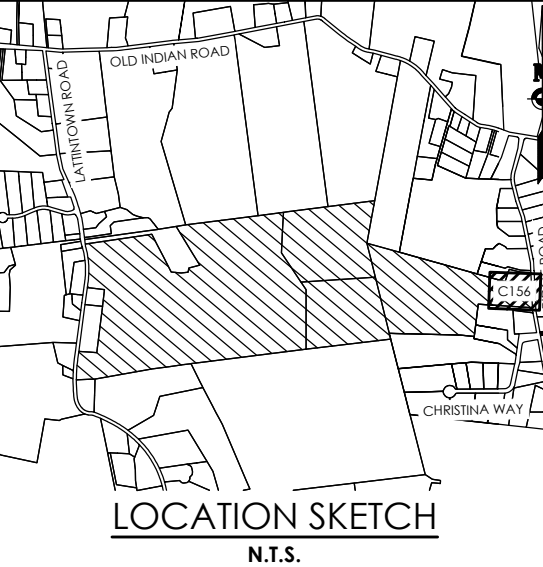
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Fax: (885) 325-1691
Principal-in-Charge: Jess D. Sudol, P.E.
Project Manager: Chris LaPorta, P.E.
Designed by: Marvin Pinkrah



Revisions			
No.	Date	By	Description
1	08/14/24	DUG	REVISED FOR RFP SUBMISSION
2	10/11/24	DUG	REVISED BUILDING FOOTPRINTS
3	10/25/24	DUG	REVISED PER TOWN COMMENTS
4	11/22/24	DUG	REVISED PER TOWN COMMENTS

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UTILITY PLAN

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

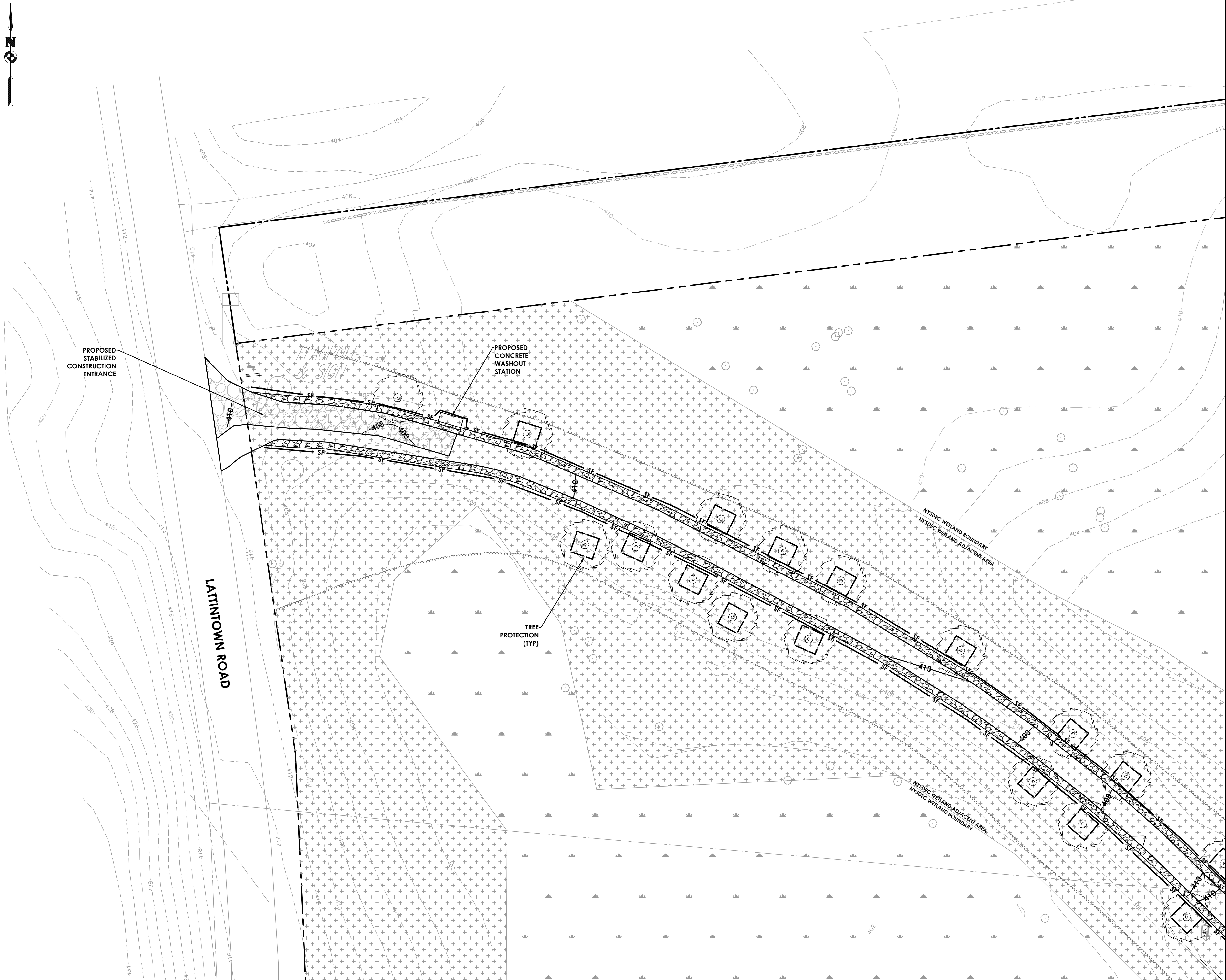
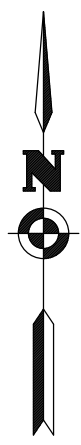
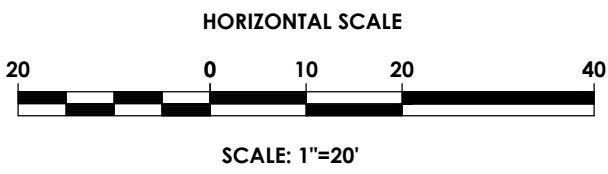
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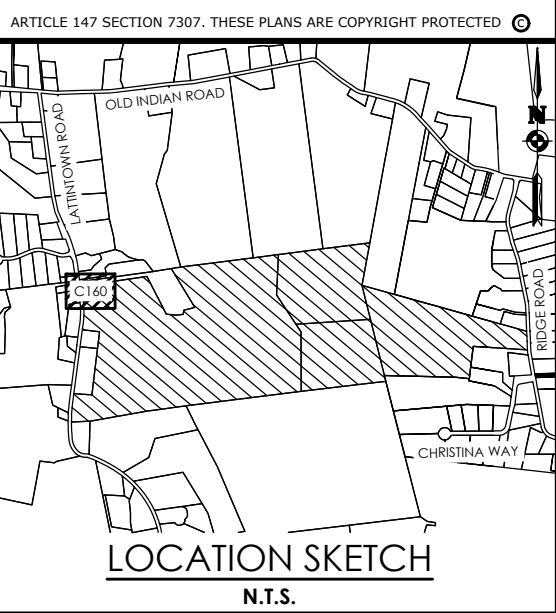
Scale:
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Date
AUGUST 16, 2024

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Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
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Principal-in-Charge: Jess D. Sudol, P.E.
Project Manager: Chris LaPorta, P.E.
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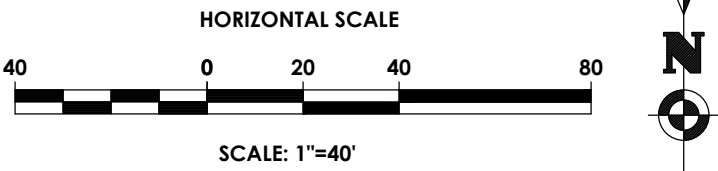
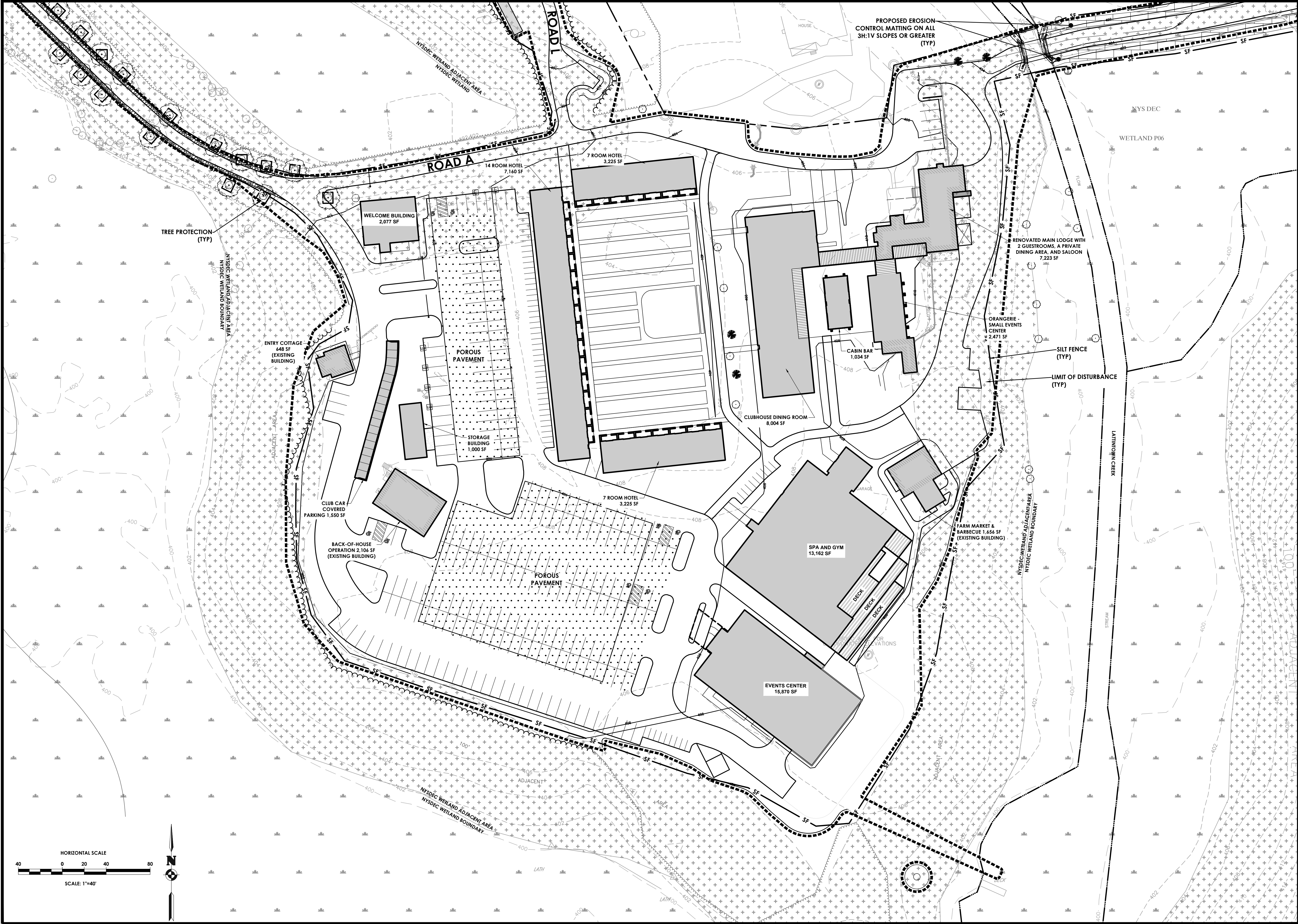
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2	10/11/24	DUG	REVISED BUILDING FOOTPRINTS
3	10/25/24	DUG	REVISED PER TOWN COMMENTS
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**EROSION & SEDIMENT
CONTROL PLAN
MARLBOROUGH
RESORT**

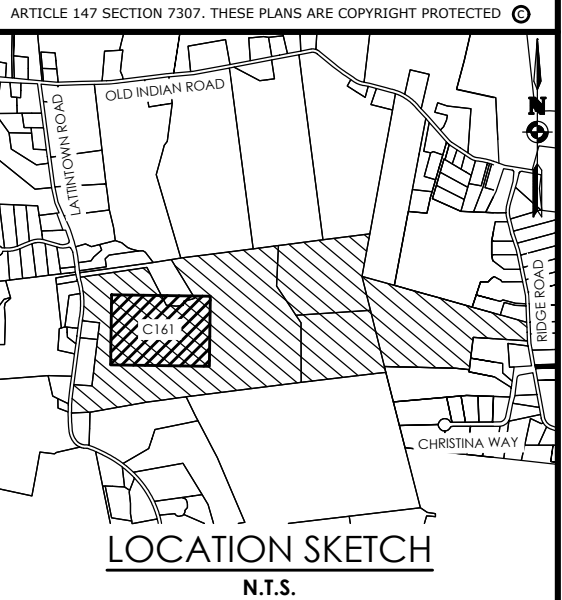
Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No.
20233707.0001
Drawing No.
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1" = 20'
Date
AUGUST 16, 2024

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Client:
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100 Ring Rd West
Garden City, NY 11530
SUITE 101

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Newburgh, New York 12550
Principal-in-Charge
Project Manager
Designed by
Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah

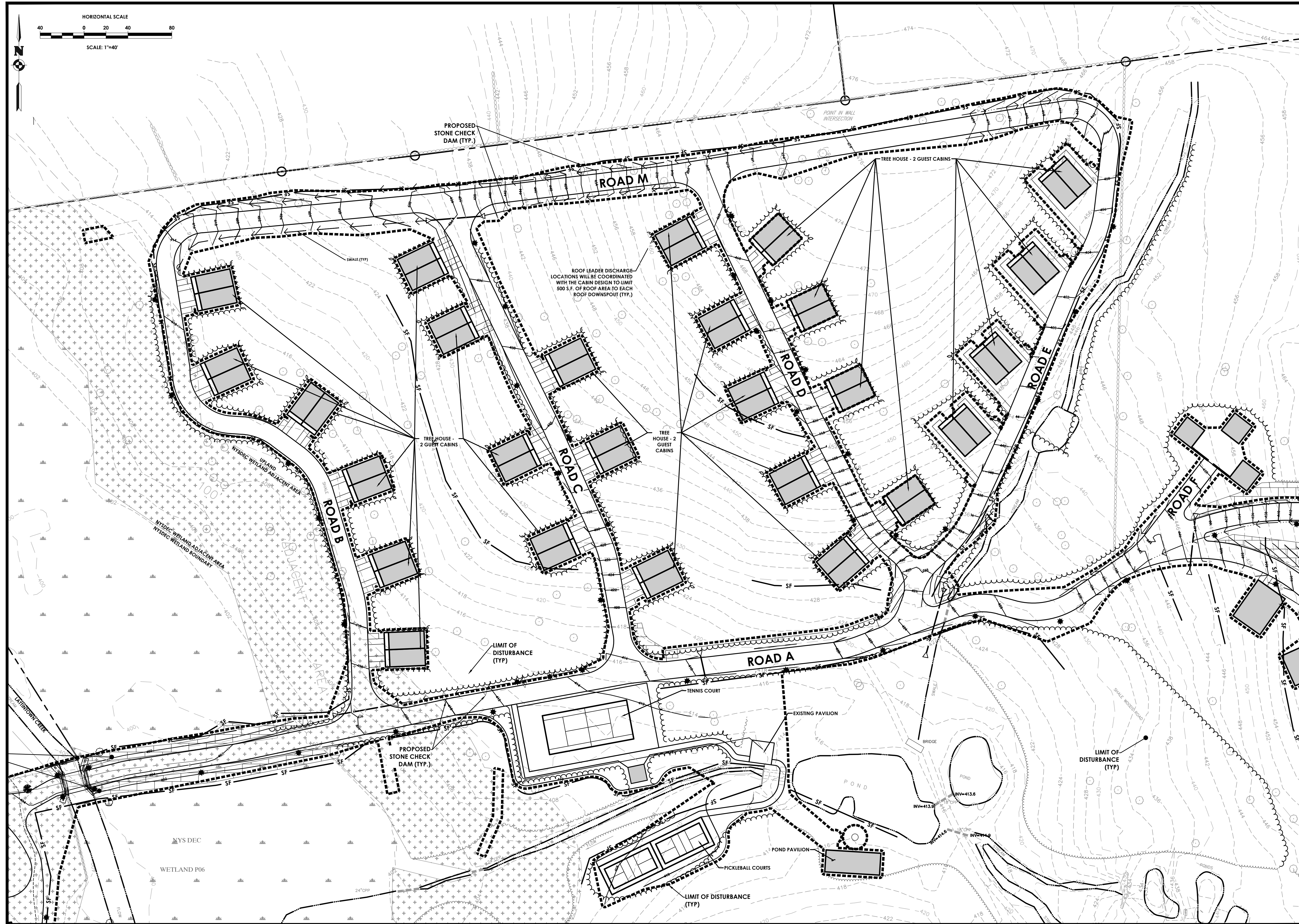


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No.	Date	By	Description
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2	10/11/24	DUG	REVISED BUILDING FOOTPRINTS
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4	11/22/24	DUG	REVISED PER TOWN COMMENTS

EROSION & SEDIMENT
CONTROL PLAN
MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No.
20233707.0001
Drawing No.
C 161
Scale:
1" = 40'
Date
AUGUST 16, 2024

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Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101



EROSION & SEDIMENT CONTROL PLAN

MARLBOROUGH RESORT

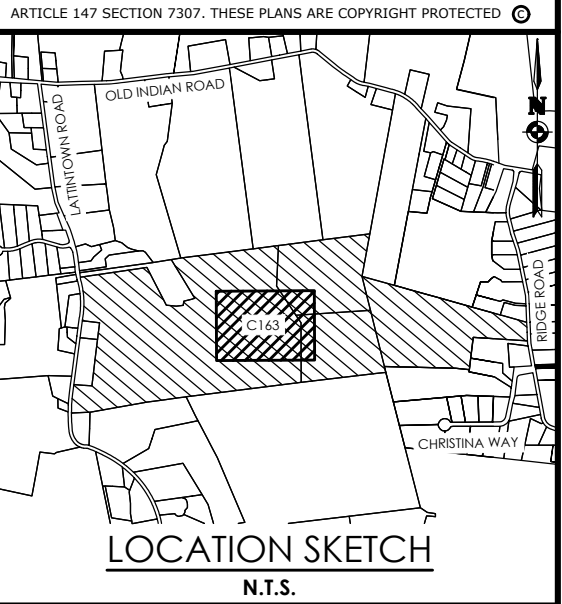
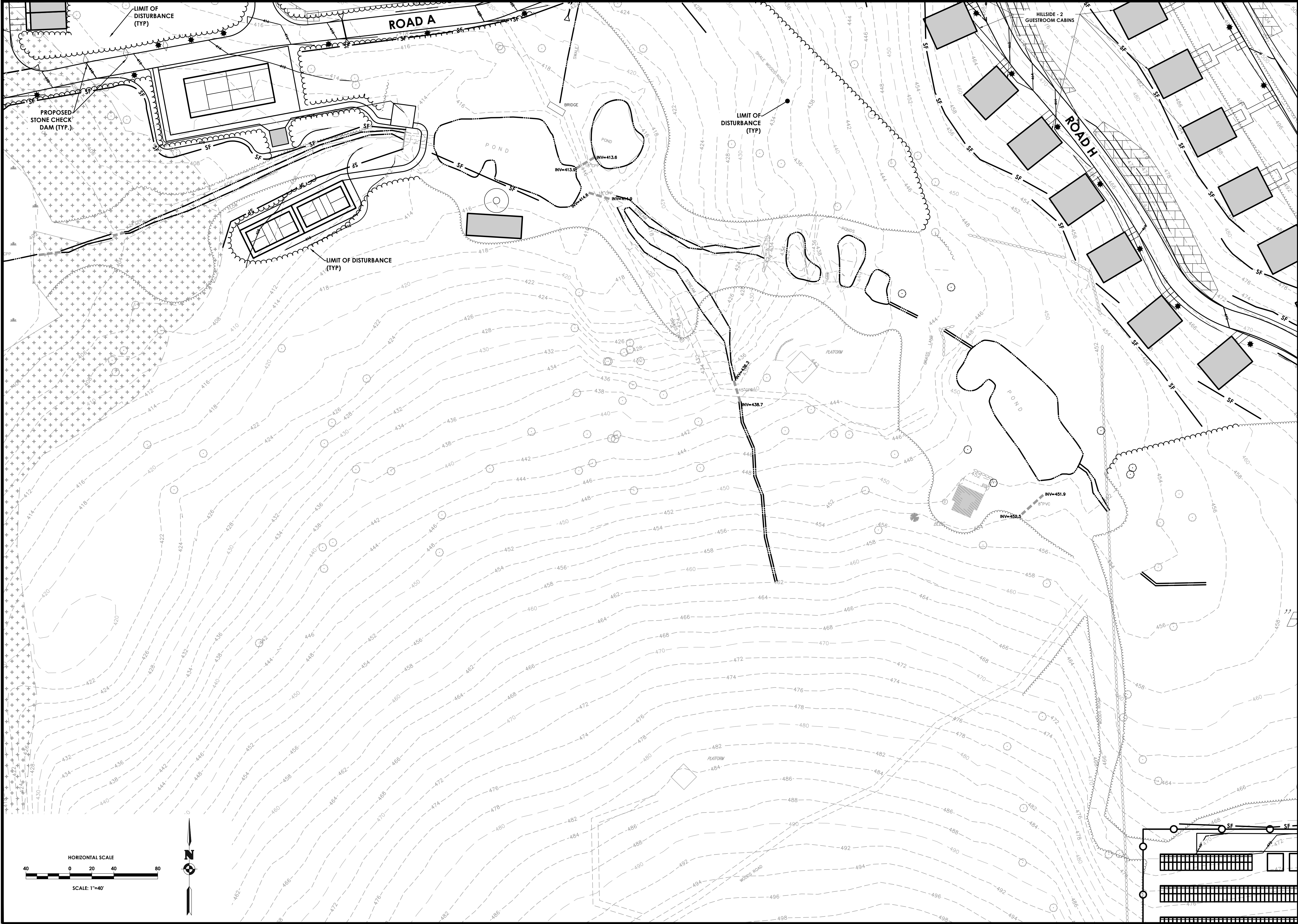
C 162

Scale:

1" = 40'

Date

AUGUST 16, 2024



Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

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Fax: (585) 325-1691
Principal-in-Charge
Project Manager
Designed by
Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah

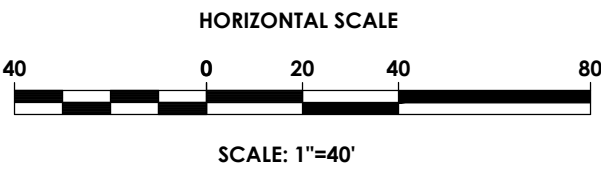
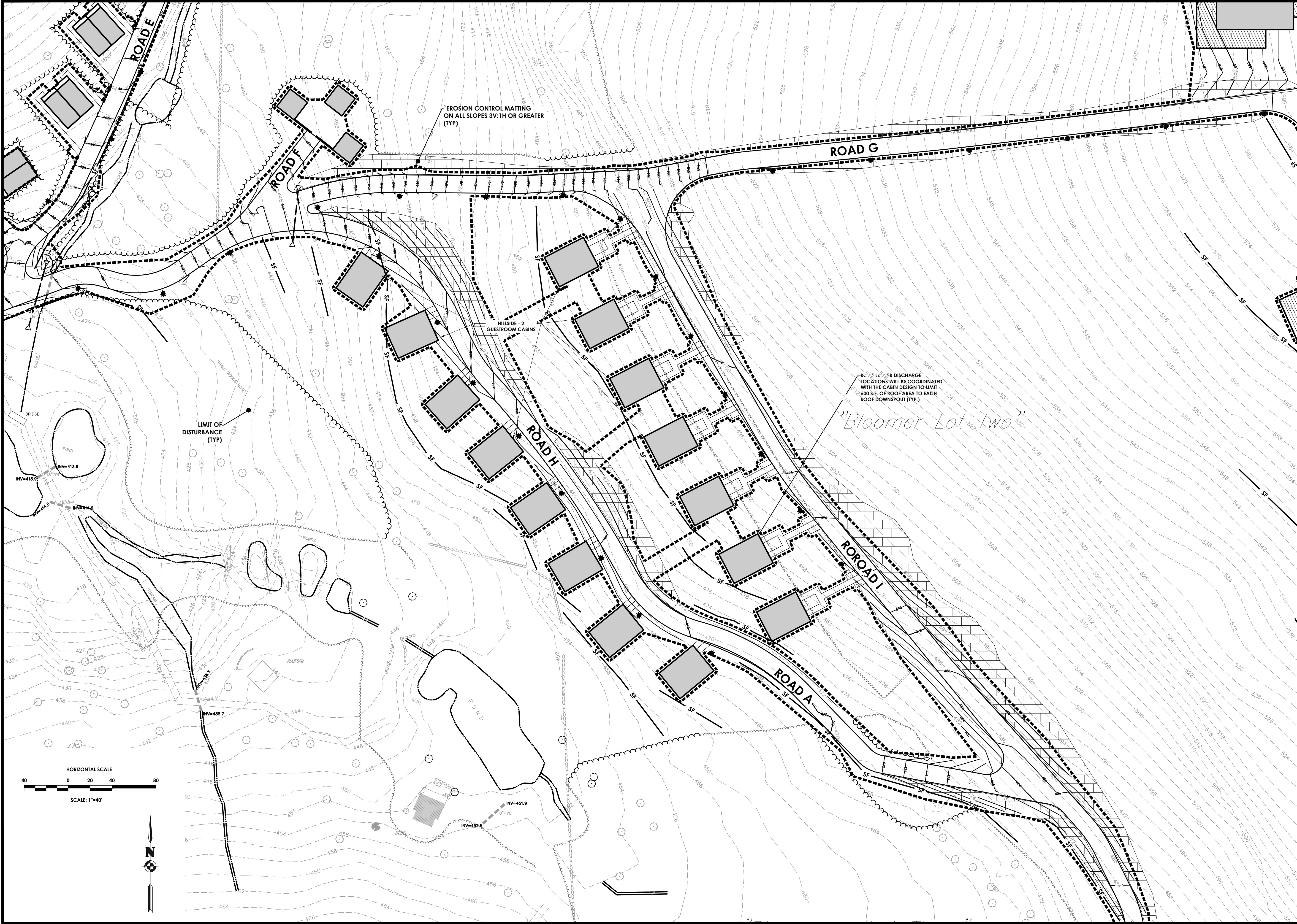


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No.	Date	By	Description
1	08/14/24	DUG	REVISED FOR PER SUBMISSION
2	10/11/24	DUG	REVISED BUILDING FOOTPRINTS
3	10/25/24	DUG	REVISED PER TOWN COMMENTS
4	11/22/24	DUG	REVISED PER TOWN COMMENTS

EROSION & SEDIMENT CONTROL PLAN MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No.
20233707.0001
Drawing No.
C 163
Scale:
1" = 40'
Date
AUGUST 16, 2024

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LOCATION SKETCH
N.T.S.

Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
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Project Manager
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Fax: (585) 325-1691
Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah

STATE OF NEW YORK
CHRISTOPHER J. LAPORTA
102592
LICENSED PROFESSIONAL ENGINEER

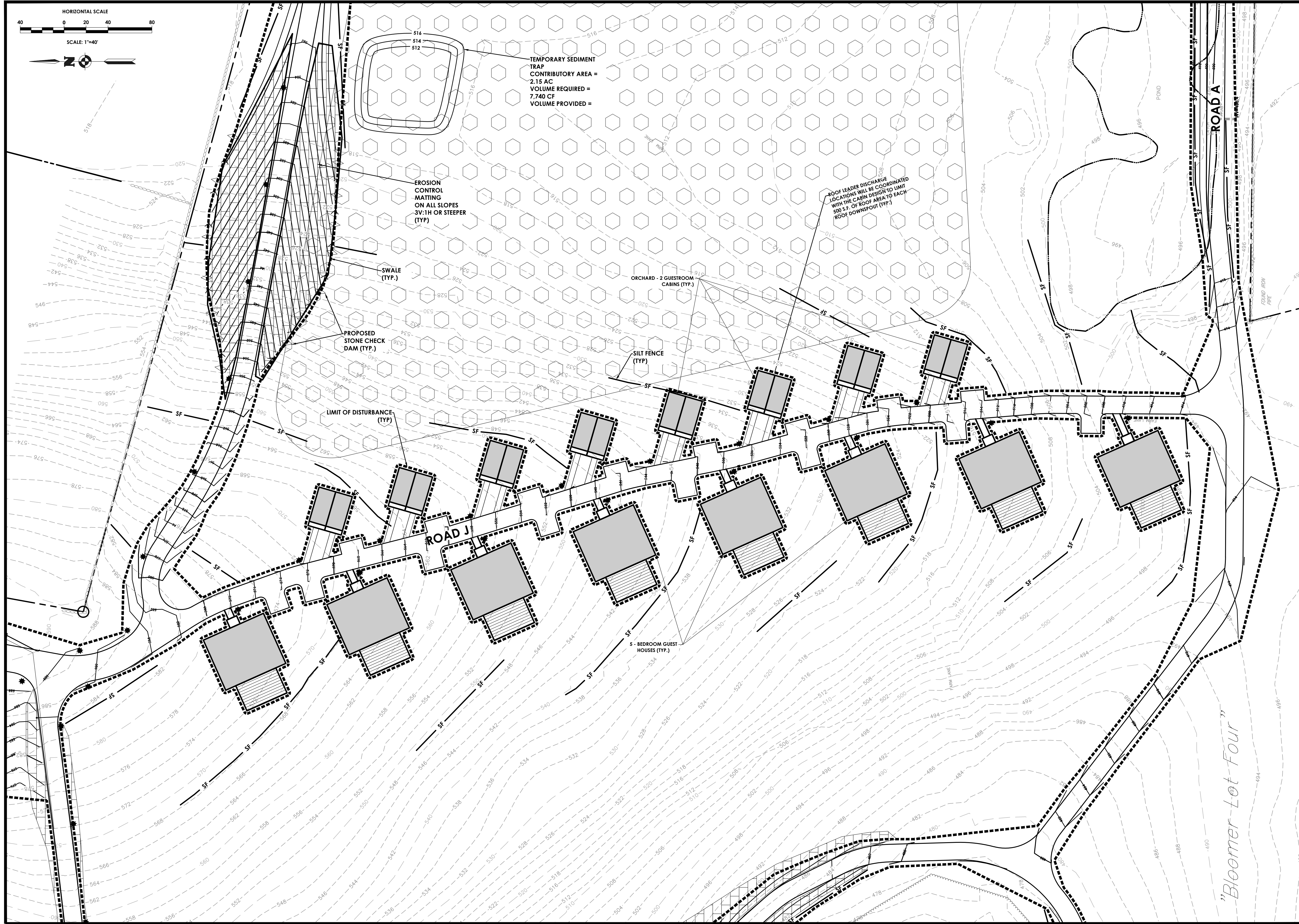
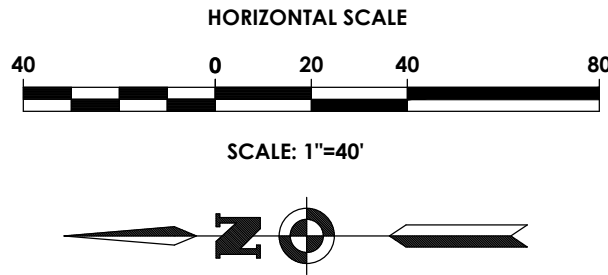
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No.	Date	By	Description
1	08/14/24	PP	REVISED FOR PP SUBMISSION
2	10/11/24	DUG	REVISED BUILDING FOOTPRINTS
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4	11/22/24	DUG	REVISED PER TOWN COMMENTS

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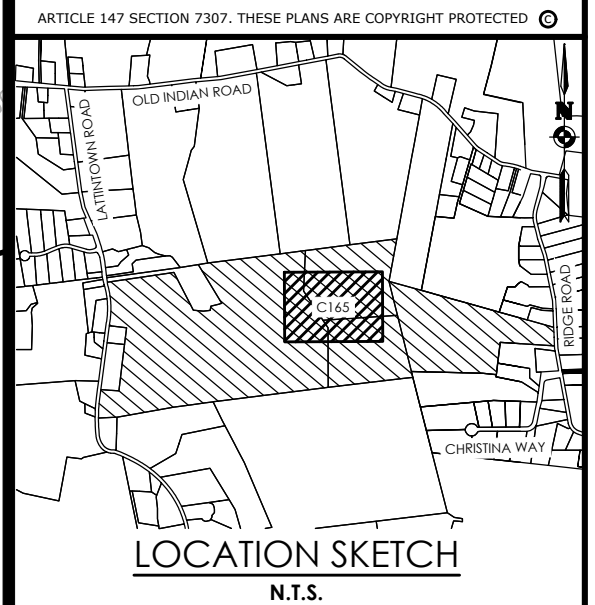
EROSION & SEDIMENT CONTROL PLAN
MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No.
20233707.0001
Drawing No.
C 164
Scale:
1" = 40'
Date
AUGUST 16, 2024

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Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
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Principal-in-Charge
Project Manager
Designed by
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Chris LaPorta, P.E.
Marvin Pinkrah



Revisions			
No.	Date	By	Description
1	08/14/24	PR	REVISED FOR PR SUBMISSION
2	10/11/24	DUG	REVISED BUILDING FOOTPRINTS
3	10/25/24	DUG	REVISED PER TOWN COMMENTS
4	11/22/24	DUG	REVISED PER TOWN COMMENTS

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**EROSION & SEDIMENT
CONTROL PLAN
MARLBOROUGH
RESORT**

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

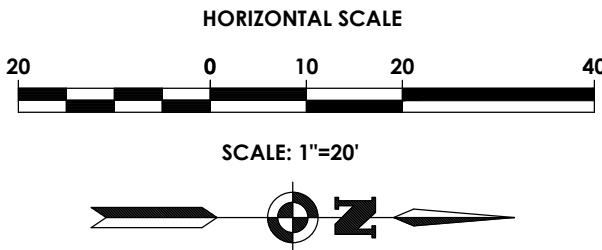
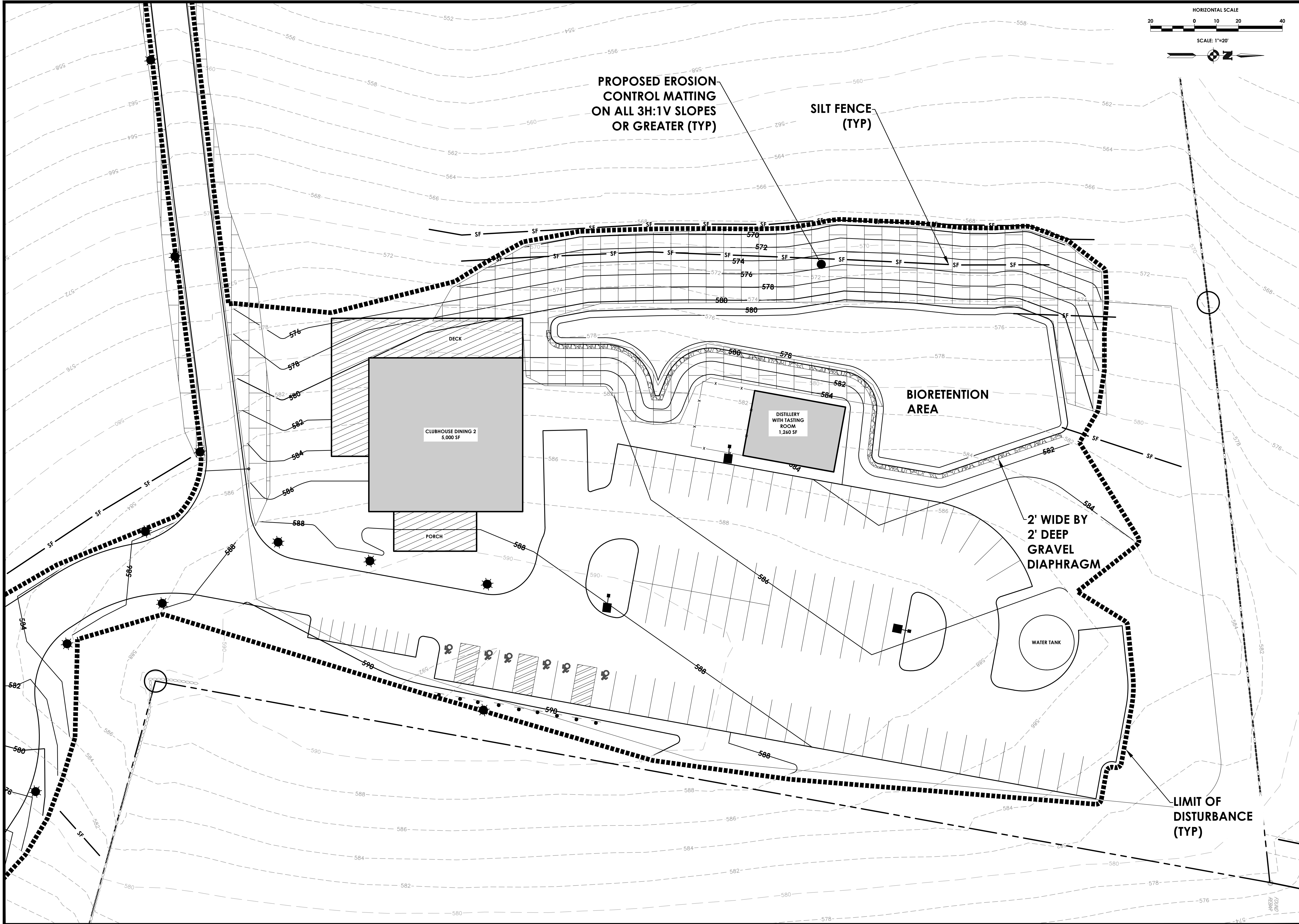
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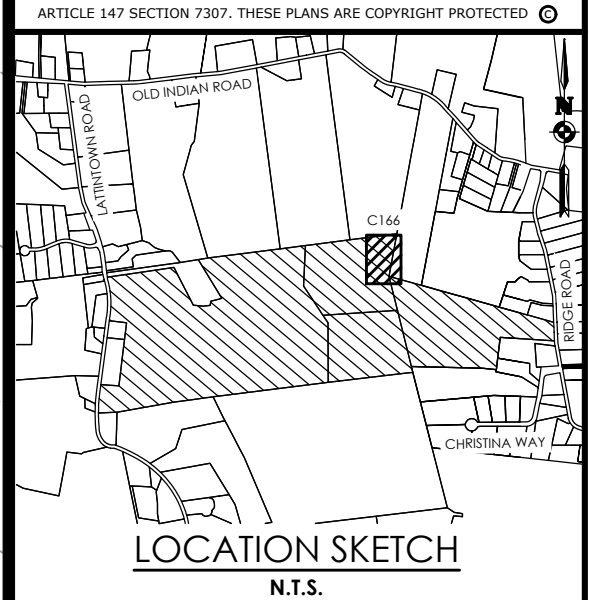
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Client:
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100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
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EROSION & SEDIMENT CONTROL PLAN MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

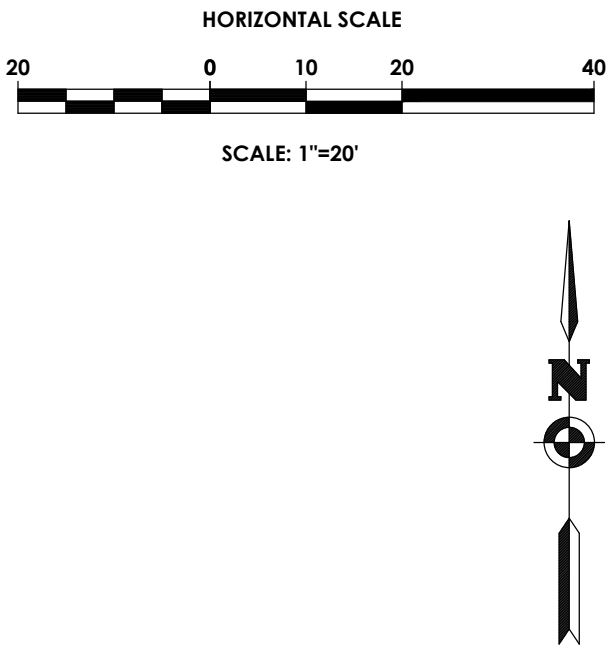
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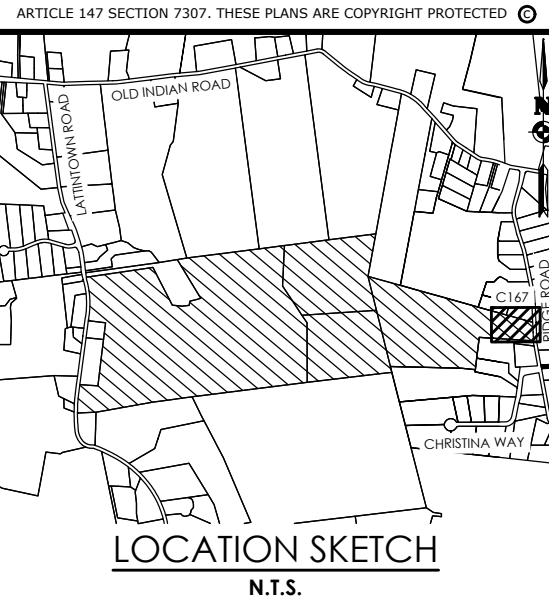
Date
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Client:
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100 Ring Rd West
Garden City, NY 11530
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**EROSION & SEDIMENT
CONTROL PLAN
MARLBOROUGH
RESORT**

Municipality: MARLBOROUGH
County: ULSTER State: NY

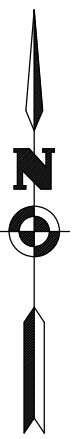
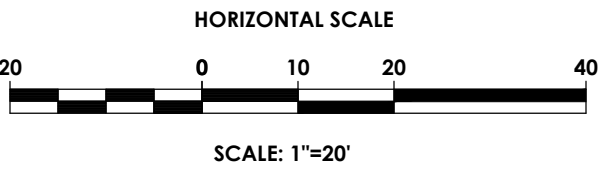
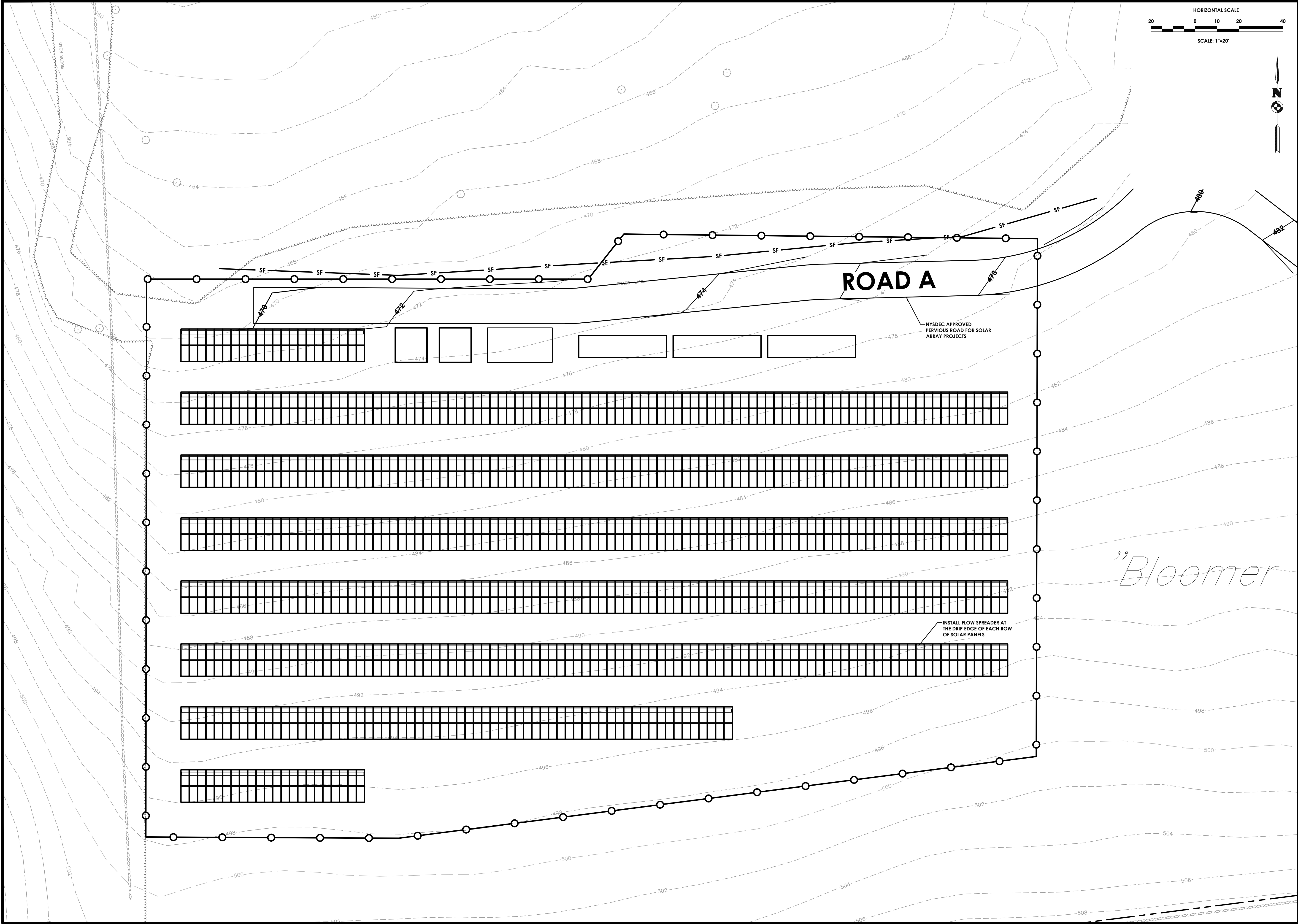
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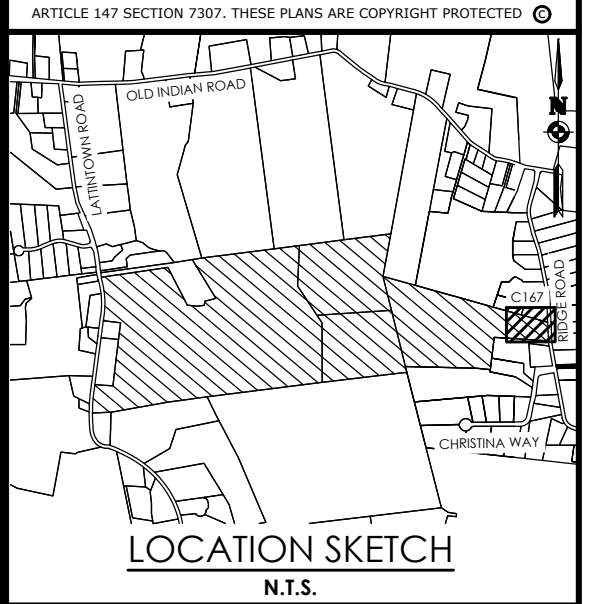
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Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

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EROSION & SEDIMENT
CONTROL PLAN
MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

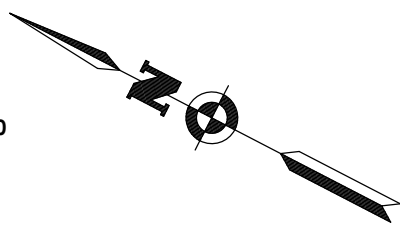
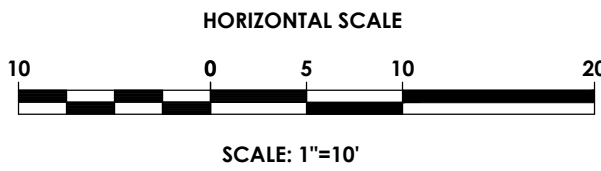
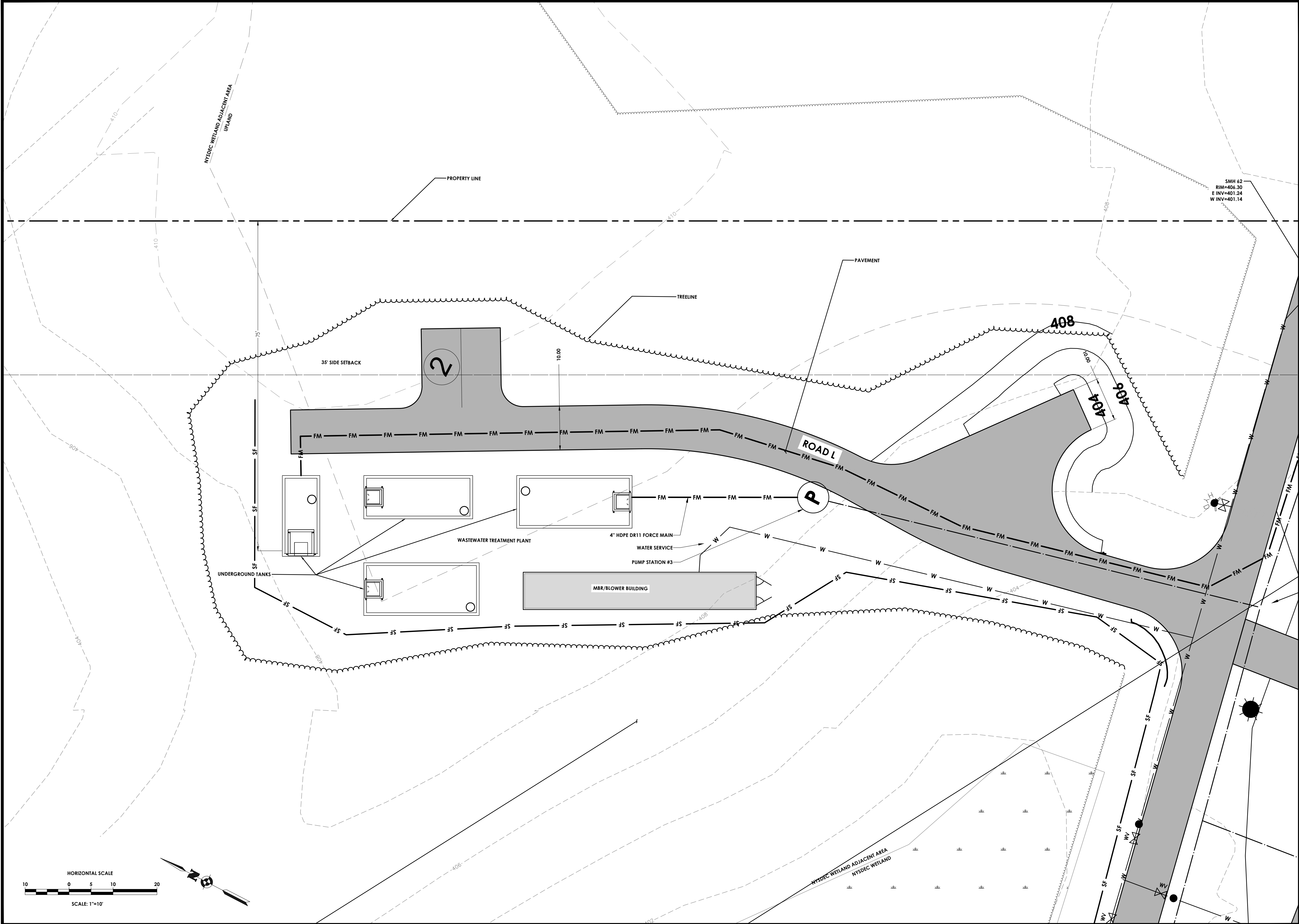
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Scale:
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Date
AUGUST 16, 2024

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LOCATION SKETCH
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Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
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Project Manager
Designed by

(585) 325-1000
Fax: (585) 325-1691

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Marvin Pinkrah

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**WASTE WATER
TREATMENT PLANT
PLAN
MARLBOROUGH
RESORT**

Municipality: MARLBOROUGH
County: ULSTERState: NY

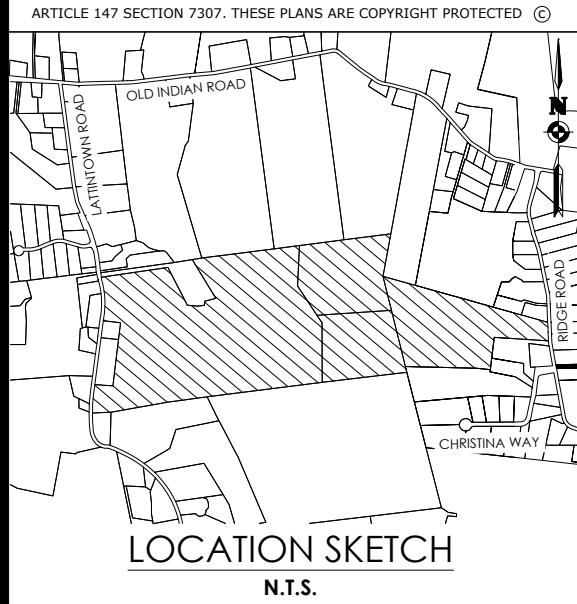
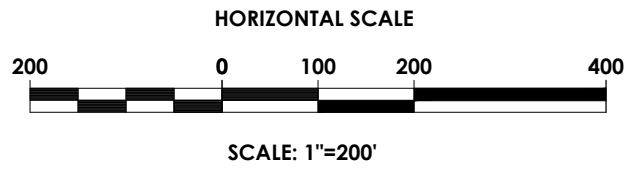
Project No.
20233707.0001

Drawing No.
C 170

Scale:
1" = 10'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION



Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
4 Front St., 2nd Floor
Newburgh, New York 12550
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge: Jess D. Sudol, P.E.
Project Manager: Chris LaPorta, P.E.
Designed by: Marvin Pinkrah



Revisions			
No.	Date	By	Description
1	10/14/24	DUG	REVISED FOR PER SUBMISSION
2	10/11/24	DUG	REVISED BUILDING FOOTPRINTS
3	10/25/24	DUG	REVISED PER TOWN COMMENTS
4	11/22/24	DUG	REVISED PER TOWN COMMENTS

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LANDSCAPE & LIGHTING OVERALL

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
L100

Scale:
1" = 200'

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE HT	REMARKS
DECIDUOUS TREES								
	PA	125	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	CAL. - 2.5-3"	B&B		
	QRP	7	QUERCUS RUBRA 'REGAL PRINCE'	REGAL PRINCE ENGLISH OAK	CAL. - 2-2.5"	B&B		COLUMNAR GROWTH
	ZSV	42	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	CAL. - 2.5-3"	B&B	40-60'	FALL HAZARD
EVERGREEN TREES								
	PP	43	PICEA PUNGENS	COLORADO SPRUCE	CAL. - 2.5-3"	B&B		
	PS	47	PINUS STROBUS	EASTERN WHITE PINE	CAL. - 2.5-3"	B&B		
	TGG	32	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	CAL. - 2.5-3"	B&B		

*Seed Mix B only when you have wet-occasional wet locations.

TOPSOIL AND SEEDING NOTES:

- THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING AND RE-SPREADING TOPSOIL IN ALL TURF AND LANDSCAPE AREAS (BEDS AND ISLANDS).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS.
- REMOVE ALL EXISTING VEGETATION DURING GRADING PROCESS.
- APPLY MINIMUM OF SIX (6) INCHES OF CLEAN TOPSOIL (IMPORTED OR SCREEN ON-SITE) AND FINE GRADE, LEAVING TOPSOIL IN A LOOSE AND FRIABLE CONDITION FOR SEEDING.
- LIME SOIL OR ADD OTHER ORGANIC AMENDMENTS AS NECESSARY TO ACHIEVE A SOIL pH BETWEEN 5.5 - 7.0.
- LANDSCAPE CONTRACTOR SHALL WORK OVER LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
- SEEDING SHOULD BEGIN IMMEDIATELY UPON COMPLETION OF FINE GRADING. SEED SHOULD BE PRESSED INTO THE SOIL TO CREATE GOOD SEED-TO-SOIL CONTACT, NO DEEPER THAN THE THICKNESS OF THE SEED.
- FERTILIZING, APPLY 10-0-10 FERTILIZER EVENLY AT THE RATE OF 20 POUNDS PER 1000 SQ FT. NO FERTILIZER CONTAINING PHOSPHORUS IS PERMITTED ON SITE.
- SEED SHOULD BE APPLIED EITHER BY HAND BROADCASTING OR HYDRO SEEDING. TWO PASSES SHALL BE MADE IN PERPENDICULAR DIRECTIONS TO INSURE PROPER COVERAGE.
- LAWN SEED MIX

MIX A: SEEDING RATE: 6 LBS./1,000 SQ.FT
LOW MAINTENANCE FESCUE LAWN
PREFERRED SEED : LOW MAINTENANCE GRASS SEED MIX OR APPROVED EQUAL

25% FIRELY HARD FESCUE
25% BIG HORN GT HARD/SHEEP
20% INTRIGUE CHEWINGS FESCUE
20% QUATRO SHEEP FESCUE
10% MINOTAUR HARD FESCUE

MIX B: SEEDING RATE: 4LBS./1,000 SQ.FT
OCCASIONAL WET - WET LOCATIONS:
20% RED TOP
20% VIRGINIA WILD RYEGRASS
20% ALKALI GRASS
20% FOX SEDGE
10% AUTUMN BENTGRASS
10% FOWL BLUEGRASS

11. DRY APPLICATION MULCH
A. STRAW MULCH SHOULD BE APPLIED TO NEWLY SEEDED AREAS WITHIN 12 HOURS IF HYDRO MULCH IS NOT UTILIZED.
B. DRY APPLICATION, STRAW: STALKS OF OATS, WHEAT, RYE OR OTHER APPROVED CROPS WHICH ARE FREE OF NOXIOUS WEEDS. WEIGHT SHALL BE BASED ON A 15 PERCENT MOISTURE CONTENT.
C. DRY APPLICATION: WITHIN ONE DAY AFTER SEEDING, COVER THE SEEDED AREAS WITH A UNIFORM BLANKET OF STRAW MULCH AT THE RATE OF 100 POUNDS PER 1000 SQ FT OF SEEDED AREA.
12. HYDRO APPLICATION: APPLY APPROVED MULCH IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDED RATES OF APPLICATION. APPLY SEEDING MATERIALS WITH AN APPROVED HYDRO SEEDER.

A.COLORED WOOD CELLULOSE FIBER PRODUCT SPECIFICALLY DESIGNED FOR USE AS A
HYDRO-MECHANICAL APPLIED MULCH. ACCEPTABLE PRODUCT: CONWED HYDRO
MULCH, CONWED FIBERS, 231 4TH STREET SW, HICKORY, NC

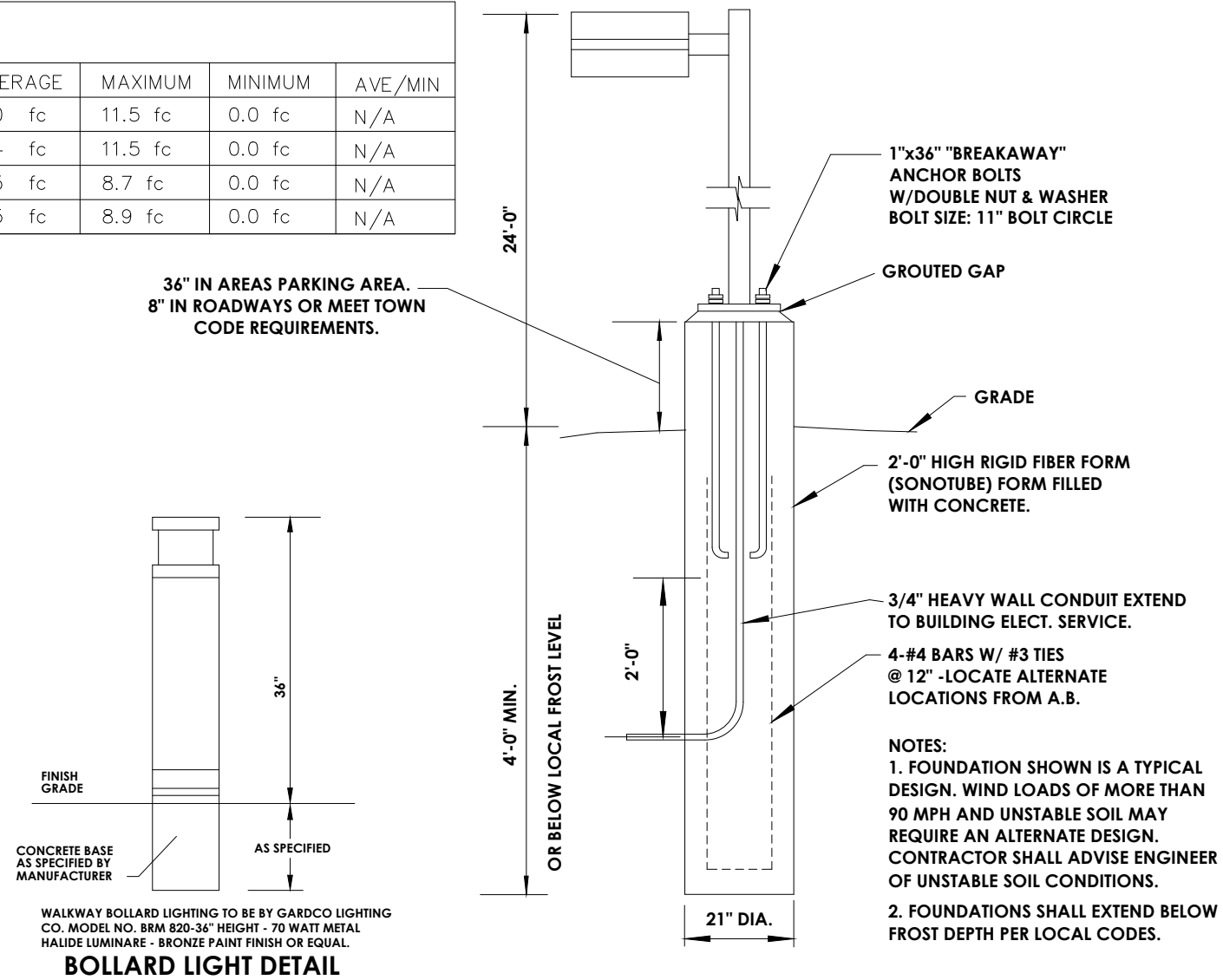
13. FILL TANK WITH WATER AND AGITATE WHILE ADDING SEEDING MATERIALS. USE SUFFICIENT FERTILIZER, MULCH, AND SEED TO OBTAIN THE SPECIFIED APPLICATION RATE. ADD SEED TO THE TANK AFTER THE FERTILIZER AND MULCH HAVE BEEN ADDED. MAINTAIN CONSTANT AGITATION TO KEEP CONTENTS IN HOMOGENEOUS SUSPENSION. PROLONGED DELAYS IN APPLICATION OR AGITATION THAT MAY BE INJURIOUS TO THE SEED WILL BE THE BASIS OF REJECTION OF MATERIAL REMAINING IN TANK.
14. DISTRIBUTE UNIFORMLY A SLURRY MIXTURE OF WATER, SEED, FERTILIZER, AND MULCH AT A MINIMUM RATE OF 57 GALLONS PER 1000 SQ FT (2500 GALLONS PER ACRE). THE OWNER AND PROJECT REPRESENTATIVE MAY ORDER THE AMOUNT OF WATER INCREASED IF DISTRIBUTION OF SEEDING MATERIALS IS NOT UNIFORM.

SCHEDULE:

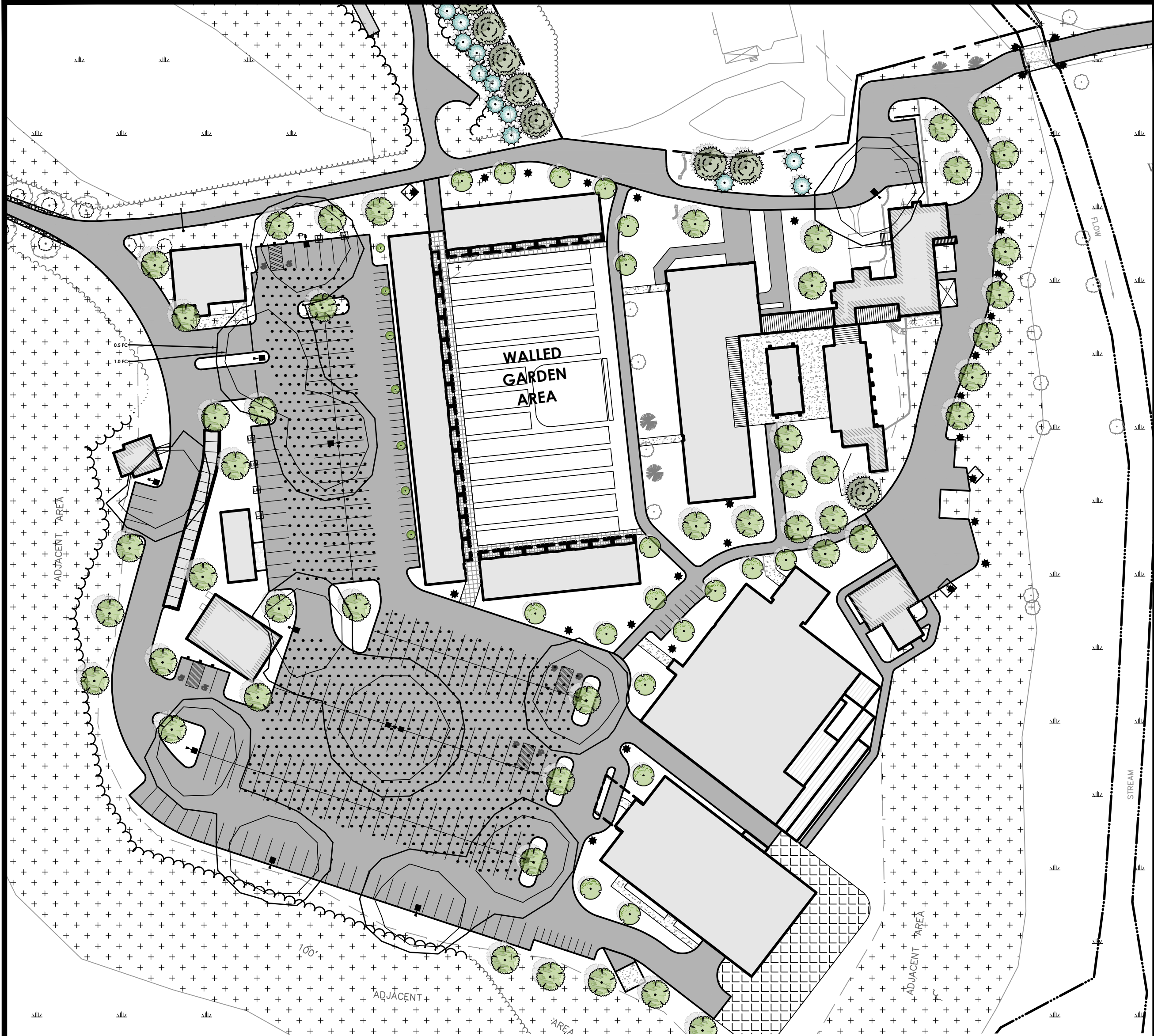
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	MOUNTING HEIGHT
	S1	21	ARCHITECTURAL AREA LIGHTING	A17-4170N	SINGLE POLE MOUNTED AREA LIGHT	1	9938	0.9	69.8	15'
	S2	136	ALCON LIGHTING	N/A	BOLLARD PATHWAY LIGHT	1	2086	0.9	35.3	3.5'
	S3	1	ARCHITECTURAL AREA LIGHTING	A17-5170N	DOUBLE POLE MOUNTED AREA LIGHT	2	9385	0.9	141.6	15'

LIGHTING STATISTICS

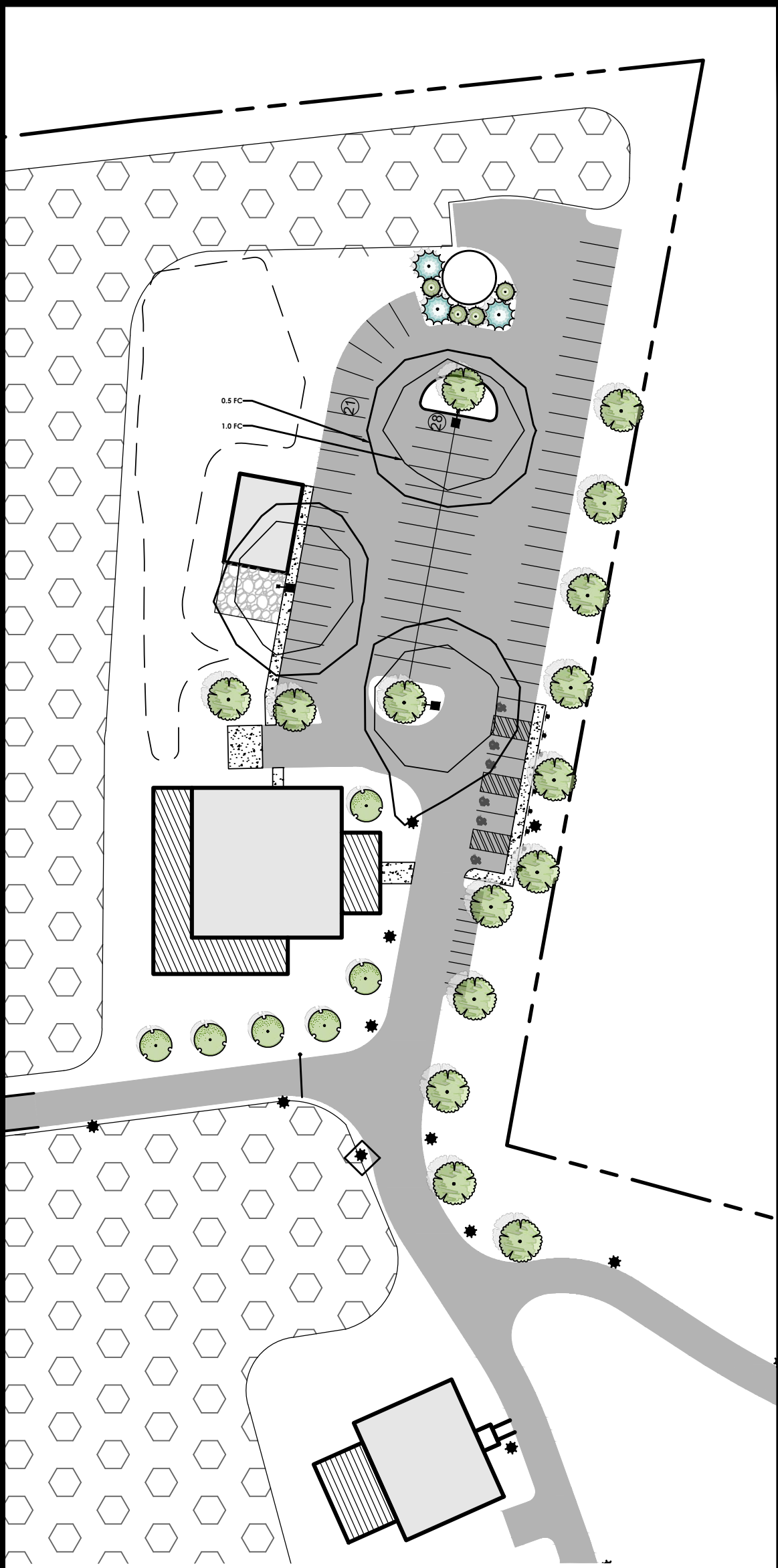
MARLBOROUGH RESORT SITE:	AVERAGE	MAXIMUM	MINIMUM	AVE./MIN
ENTIRE SITE AREA	0.0 fc	11.5 fc	0.0 fc	N/A
MAIN RESORT CAMPUS	0.4 fc	11.5 fc	0.0 fc	N/A
CLUBHOUSE DINING ROOM 2	0.5 fc	8.7 fc	0.0 fc	N/A
STAFF DORM & LOCKER ROOM	0.5 fc	8.9 fc	0.0 fc	N/A



LIGHT POLE AND BASE DETAIL
N.T.S.



MAIN RESORT CAMPUS

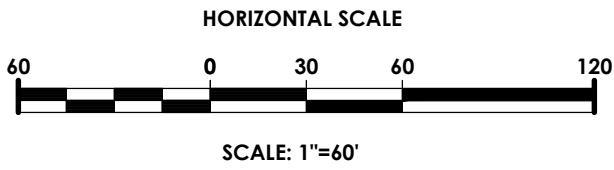


CLUBHOUSE DINING ROOM 2



STAFF DORM & LOCKER ROOM

RIDGE



PASSERO
engineering architecture

ARTICLE 147 SECTION 7307, THESE PLANS ARE COPYRIGHT PROTECTED



LOCATION SKETCH
N.T.S.

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LANDSCAPE & LIGHTING
DETAILED VIEW

MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
L101

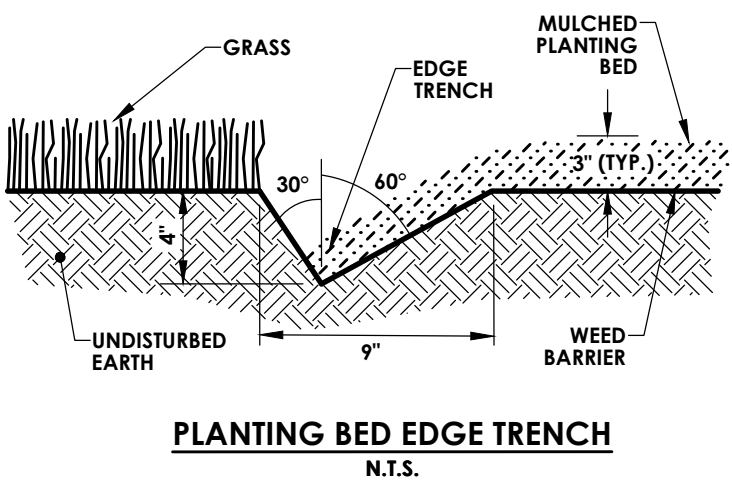
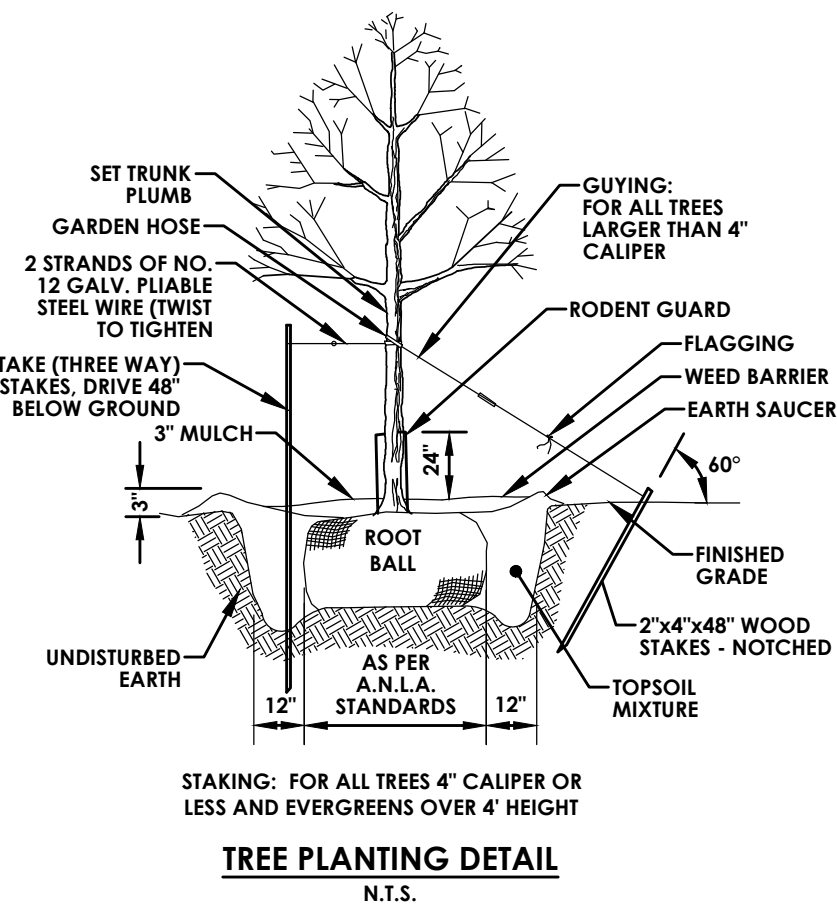
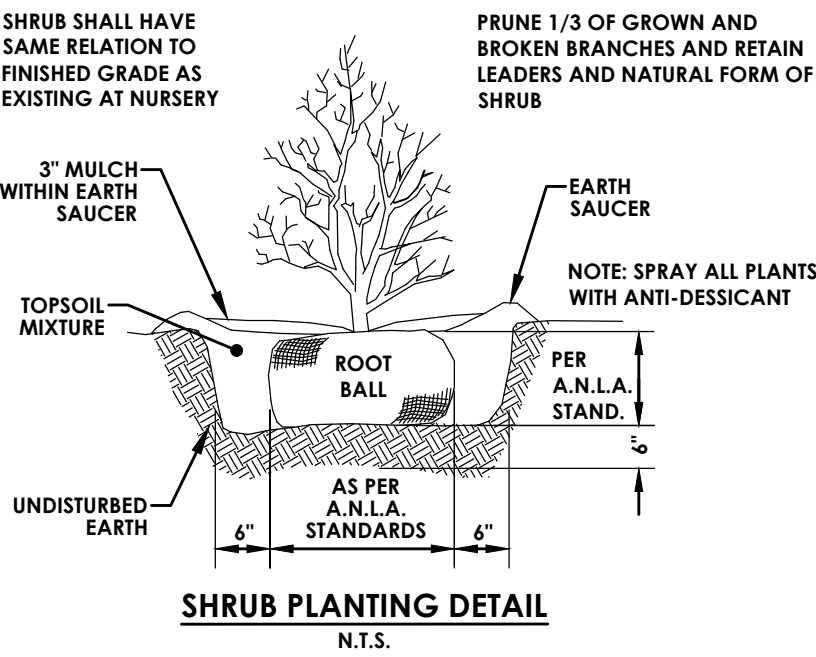
Scale:
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Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

PLANT SCHEDULE

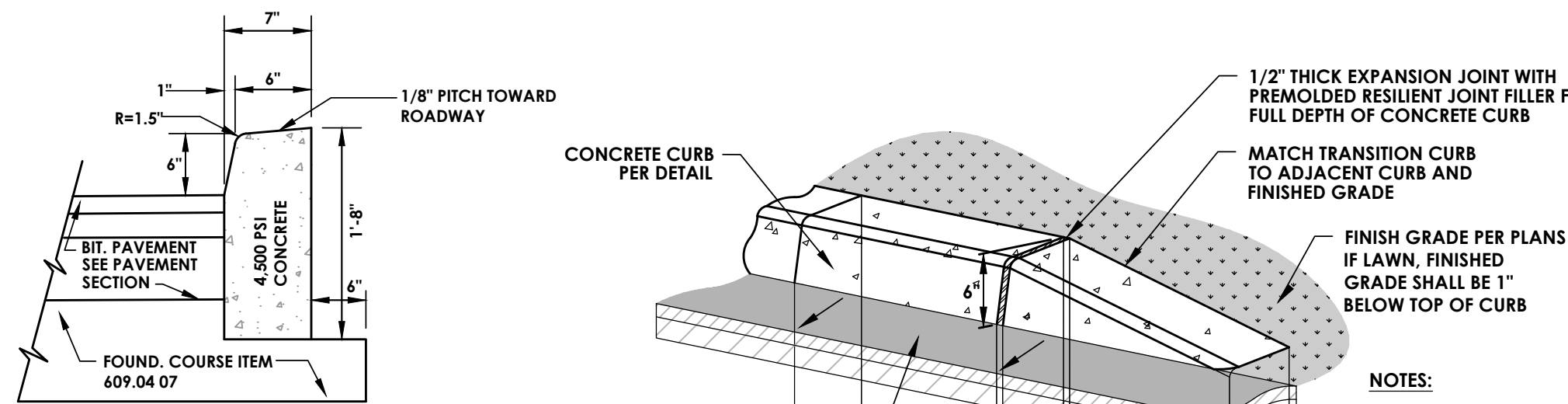
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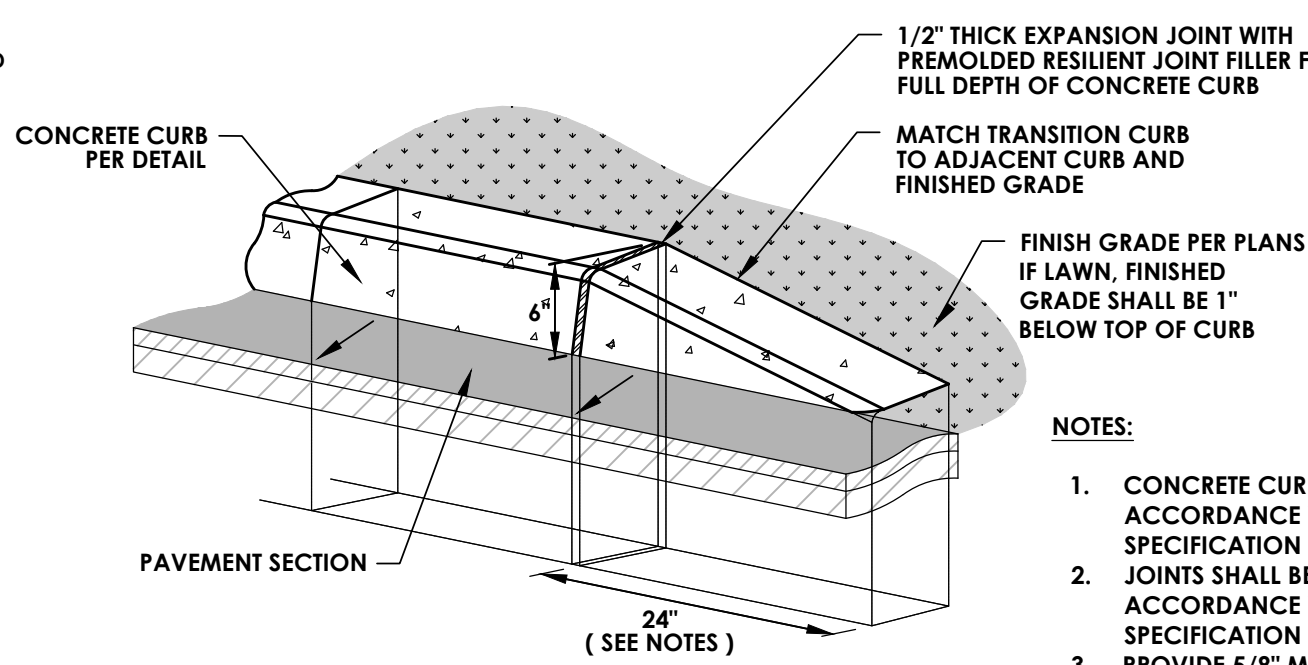
LANDSCAPING NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE TOWN AND STATE DESIGN STANDARDS AND CODES.
- IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", ANSI Z60.1 (LATEST EDITION) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE THE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS DELIVERED AND INSTALLED ON THIS PROJECT.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY IN THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AN MEET SIZE REQUIREMENTS AS INDICATED ON THE PLANT LIST.
- ALL TREES MUST BE STRAIGHT-TRUNKED, INJURY FREE, HAVE A FULL, SYMMETRICAL CROWN (HEAD) AND MEET ALL REQUIREMENTS SPECIFIED (E.G. SINGLE STEM, MULTI-STEM, HEAVY BRANCHED, ETC.).
- ANY PROPOSED DEVIATION TO THE LANDSCAPE PLAN MUST FIRST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF THE PROPOSED LANDSCAPING CHANGES.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS. THE BID PRICE SUBMITTED WILL ASSUME THAT ALL PLANT MATERIALS DELINEATED WILL BE SUPPLIED AND INSTALLED. ANY DISCREPANCIES IN THE QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR DESIGN LANDSCAPE ARCHITECT (OWNER'S REPRESENTATIVE) PRIOR TO COMPLETING A BID PRICE.
- ALL GRADING AND UTILITY WORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MULCH.
- THE FINAL LOCATION OF TREES AND OTHER LANDSCAPING SHALL BE DETERMINED IN THE FIELD BASED ON UTILITY STAKEOUT AND SHALL NOT CONFLICT WITH TRAFFIC SIGNS AND/OR UTILITIES. STAKE OUT SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- ANY CONCERNS RELATED TO SITE CONDITIONS AND/OR PLANT LOCATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- PLANTING BACKFILL MIXTURE: 4 PARTS TOPSOIL (ON-SITE OR IMPORTED), 1 PART PEAT MOSS, 1/2 PART WELL ROTTED MANURE AND 10 LBS. 5-0-5 PLANTING FERTILIZER, MIXED THOROUGHLY PER CUBIC YARD.

- MULCH ALL PLANT BEDS, AND INDIVIDUAL TREES IN LAWN AREAS WITH SHREDED HARDWOOD BARK MULCH TO A DEPTH OF THREE (3") INCHES UNLESS OTHERWISE SPECIFIED ON PLANTING DETAILS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT DUE TO SITE CONDITIONS.
- ANY PLANT WHICH TURNS BROWN, DEFOOLIATES OR DIES PRIOR TO FINAL ACCEPTANCE BY THE OWNER, OR DESIGN LANDSCAPE ARCHITECT, SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH THE SAME PLANT (SPECIES, VARIETY AND SIZE) AS SPECIFIED ON THE PLANT SCHEDULE (LIST).
- THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIALS AND LAWN AREAS UNTIL THE PROJECT HAS RECEIVED FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: WATERING, MULCHING, FERTILIZING, SPRAYING (FUNGICIDE, PESTICIDE, ANTI-DESSICANT), AS WELL AS RAISING PLANTS THAT HAVE SETTLED TOO DEEP OR REQUIRE STRAIGHTENING.
- UPON COMPLETION AND ACCEPTANCE OF THE LANDSCAPING, THE LANDSCAPE MATERIALS SHALL BE GUARANTEED FOR TWO (2) YEARS. THE GUARANTEE SHALL BE INCLUSIVE OF ALL MATERIAL AND LABOR COSTS. AT THE END OF THE GUARANTEE PERIOD THE OWNERS REPRESENTATIVE WILL INSPECT ALL PLANT MATERIALS. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REQUIRED REPLACEMENTS WITH PLANT MATERIALS MEETING THE SPECIFICATIONS (E.G. SPECIES, SIZE AND CHARACTER).
- ALL AREAS DISTURBED BY SITE GRADING AND/OR UTILITY INSTALLATION SHALL RECEIVE APPROVED TOPSOIL (BASED ON APPROVED SAMPLES SUBMITTED BY THE CONTRACTOR) AND SPREAD TO A DEPTH NOT LESS THAN SIX (6") INCHES AFTER COMPACTION. TOPSOIL PLACED FOR LAWNS SHALL BE FINE GRADED, SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. THIS IS EXCLUDING FOUNDATION PLANT BEDS, AND ENTRANCE AREAS.
- LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE SITE PLAN ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE TO CALL FOR A UTILITY STAKEOUT PRIOR TO COMMENCING PLANT INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, AND SITE APPURTENANCES WHICH OCCURS AS A RESULT OF LANDSCAPE INSTALLATION OPERATIONS.
- EXISTING TREES INDICATED TO BE REMOVED SHALL OCCUR UNDER THE SITE CONTRACT FOR THIS PROJECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NEW PLANTINGS OR RESTORATION OF THE DISTURBED AREA (LAWNS, PLANT BEDS, ISLANDS).
- PRE-EMERGENT HERBICIDE SHALL BE USED UNDER MULCH IN ALL TREE AND PLANT BED AREAS.
- ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL EDGE, CONCRETE, OR OTHER BORDER IS SPECIFIED.



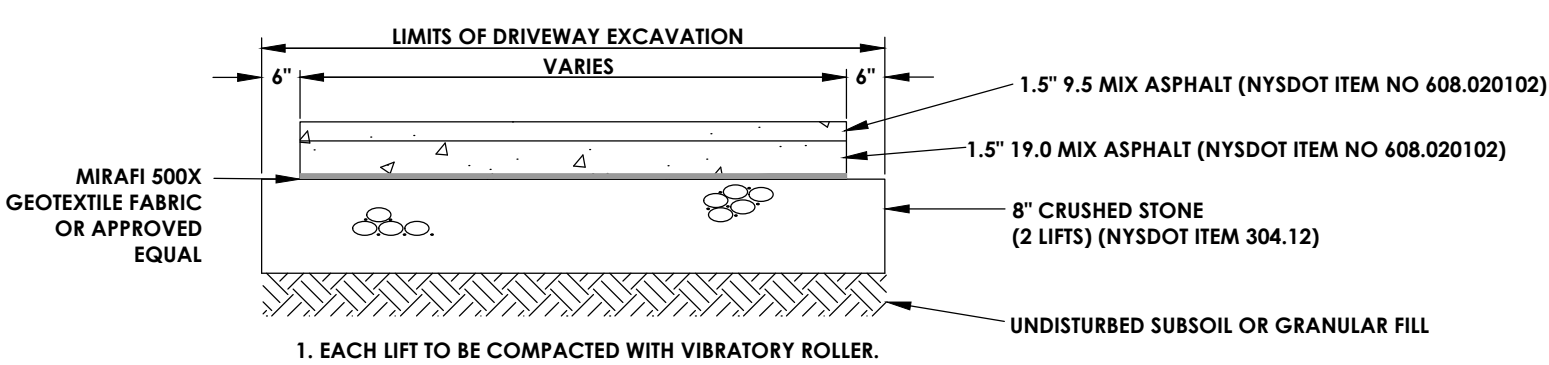
1 CONCRETE CURB DETAIL
N.T.S.



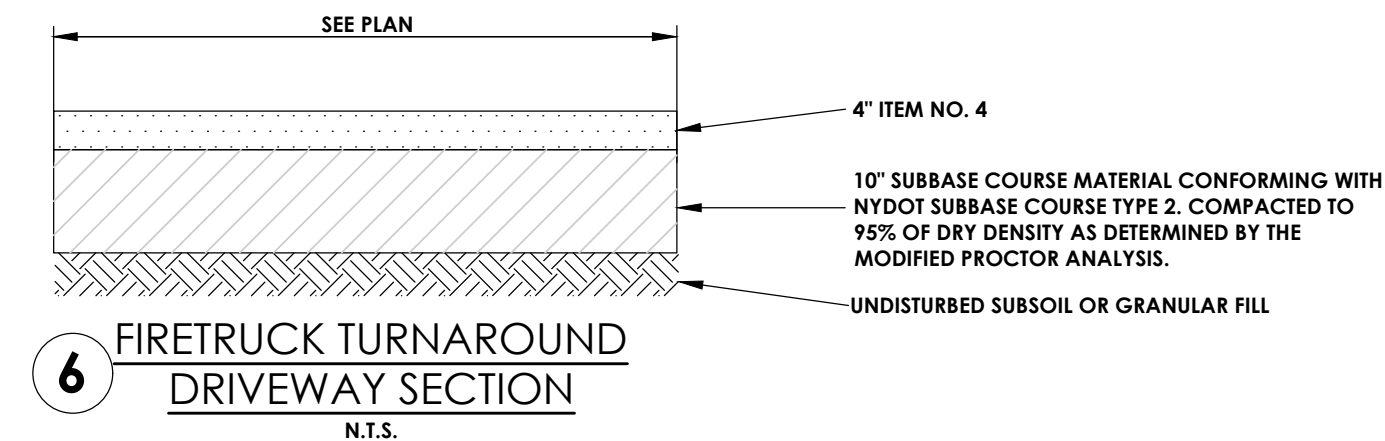
NOTES:

1. CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. JOINTS SHALL BE IN INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609-3.04.
3. PROVIDE 5/8\"
4. TRANSITION CURB LENGTHS SHALL BE 24\"

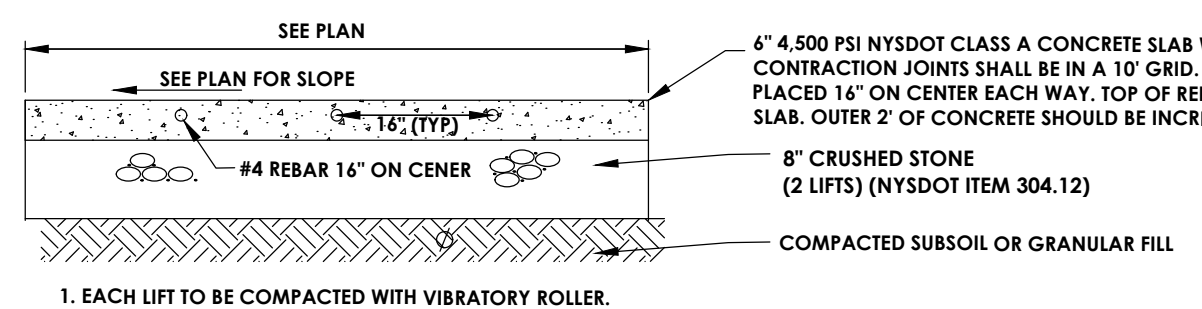
2 TRANSITION CURB TO GRADE
N.T.S.



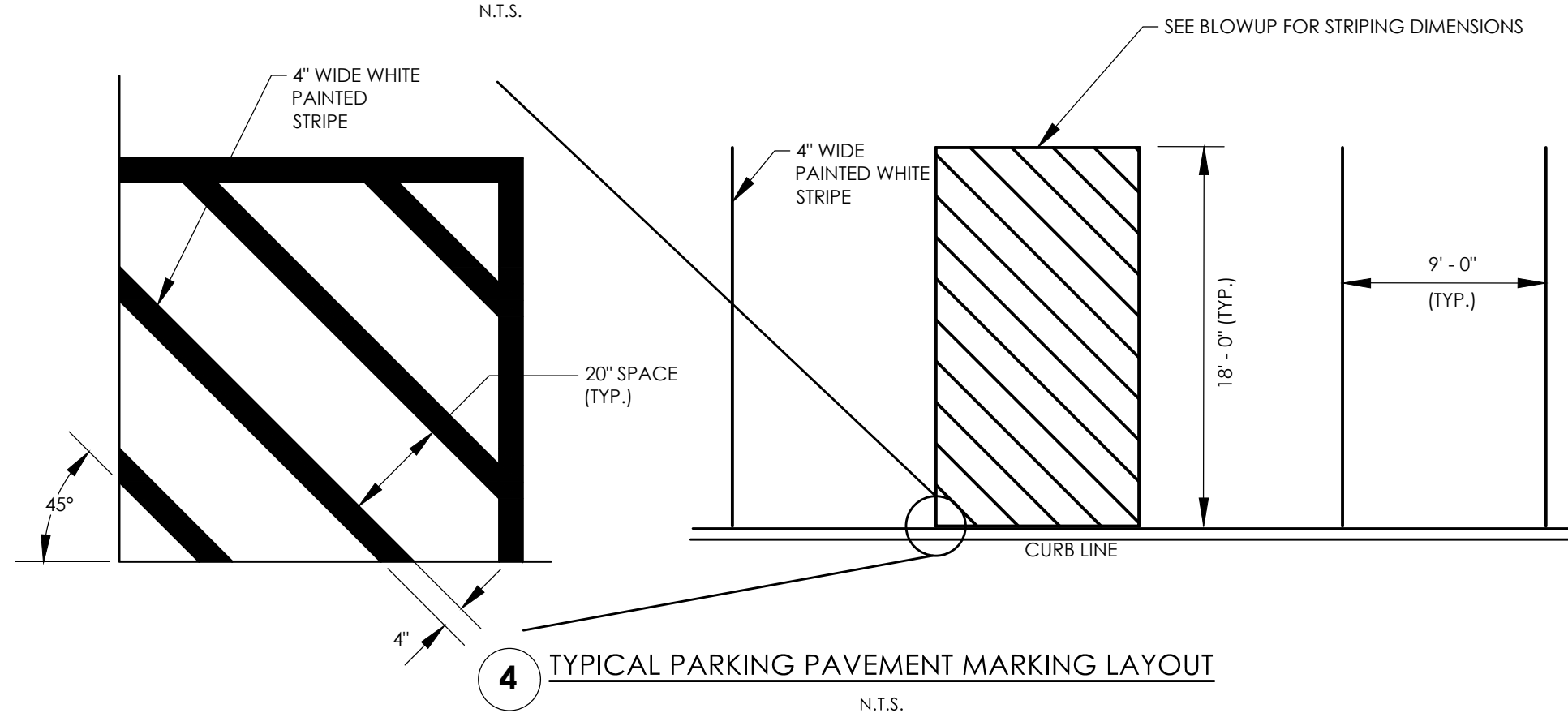
5 ASPHALT DRIVEWAY SECTION
N.T.S.



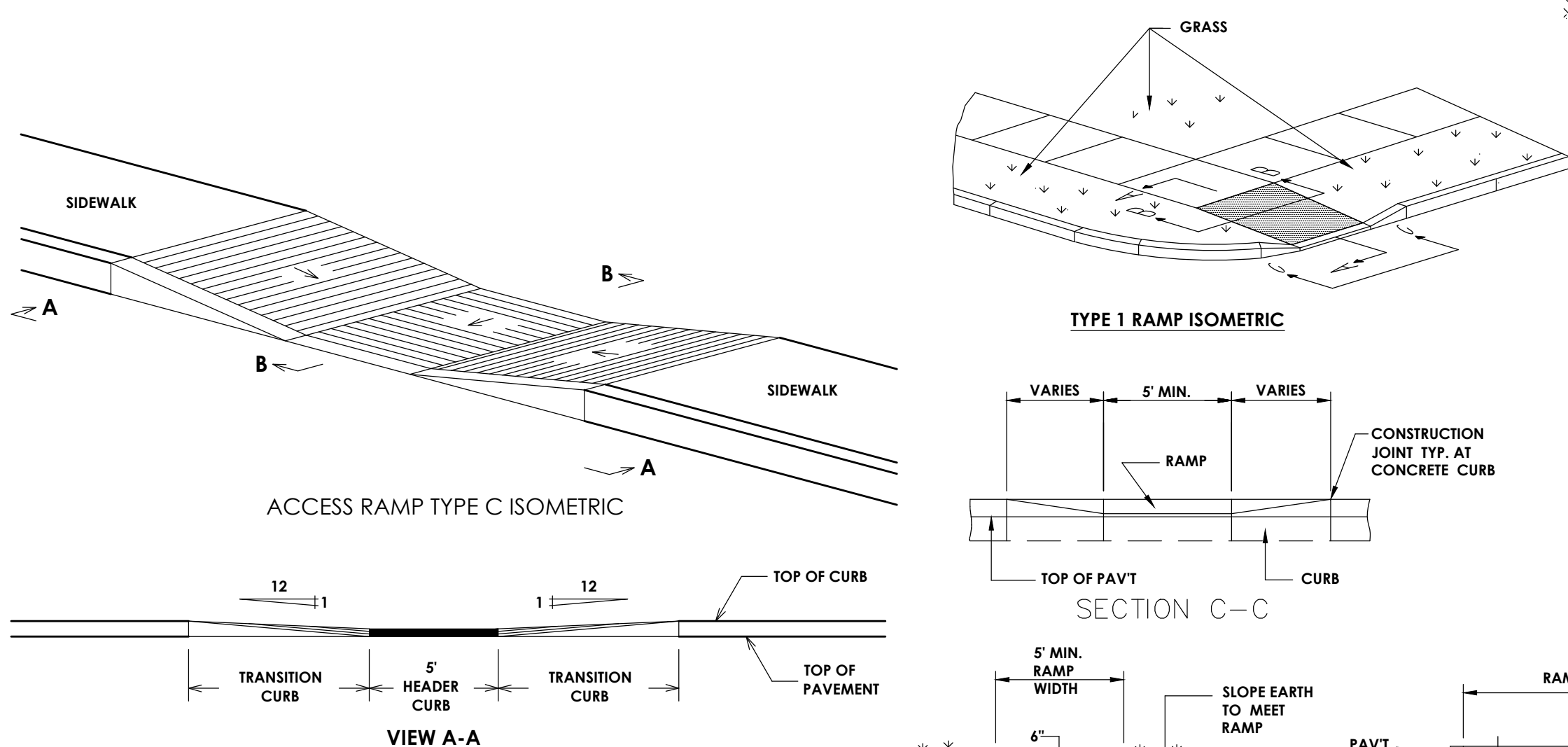
6 FIRETRUCK TURNAROUND DRIVEWAY SECTION
N.T.S.



7 CONCRETE PAVEMENT
N.T.S.



4 TYPICAL PARKING PAVEMENT MARKING LAYOUT
N.T.S.



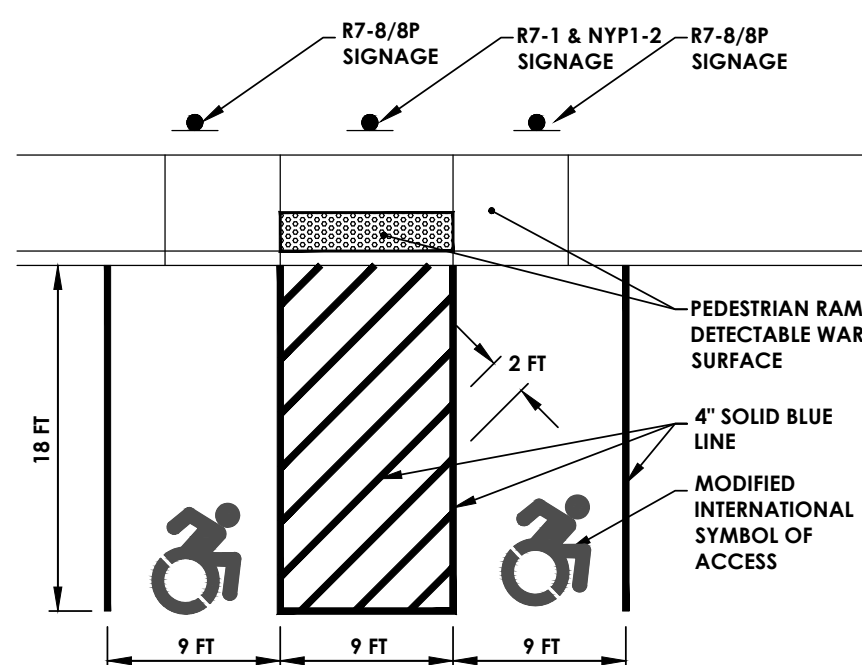
NOTES:

1. 1:12 IS MAXIMUM SLOPE OF ACCESS RAMP AND SIDE FLARES.
2. SURFACE OF ACCESS RAMP IS TO BE STABLE, FIRM AND SUP-RESISTANT, TEXTURE SURFACE WITH COARSE BROOM RUNNING TRANSVERSE TO SLOPE OF ACCESS RAMP.

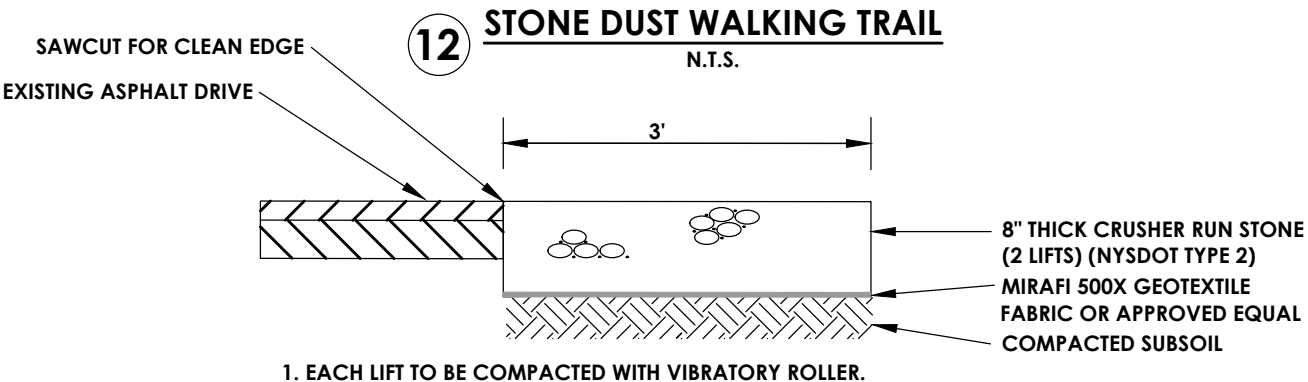
9 SIDEWALK ACCESS RAMP
N.T.S.

- 1.) TYPE 1 RAMPS MAY BE PROVIDED IN BOTH DIRECTIONS
- 2.) AT CONCRETE CURB, ROUND EDGE OF CURB WITH A RADIUS APPROX. EQUAL TO HEIGHT OF LIP RAMP.
- 3.) MAXIMUM 1:12 SLOPE

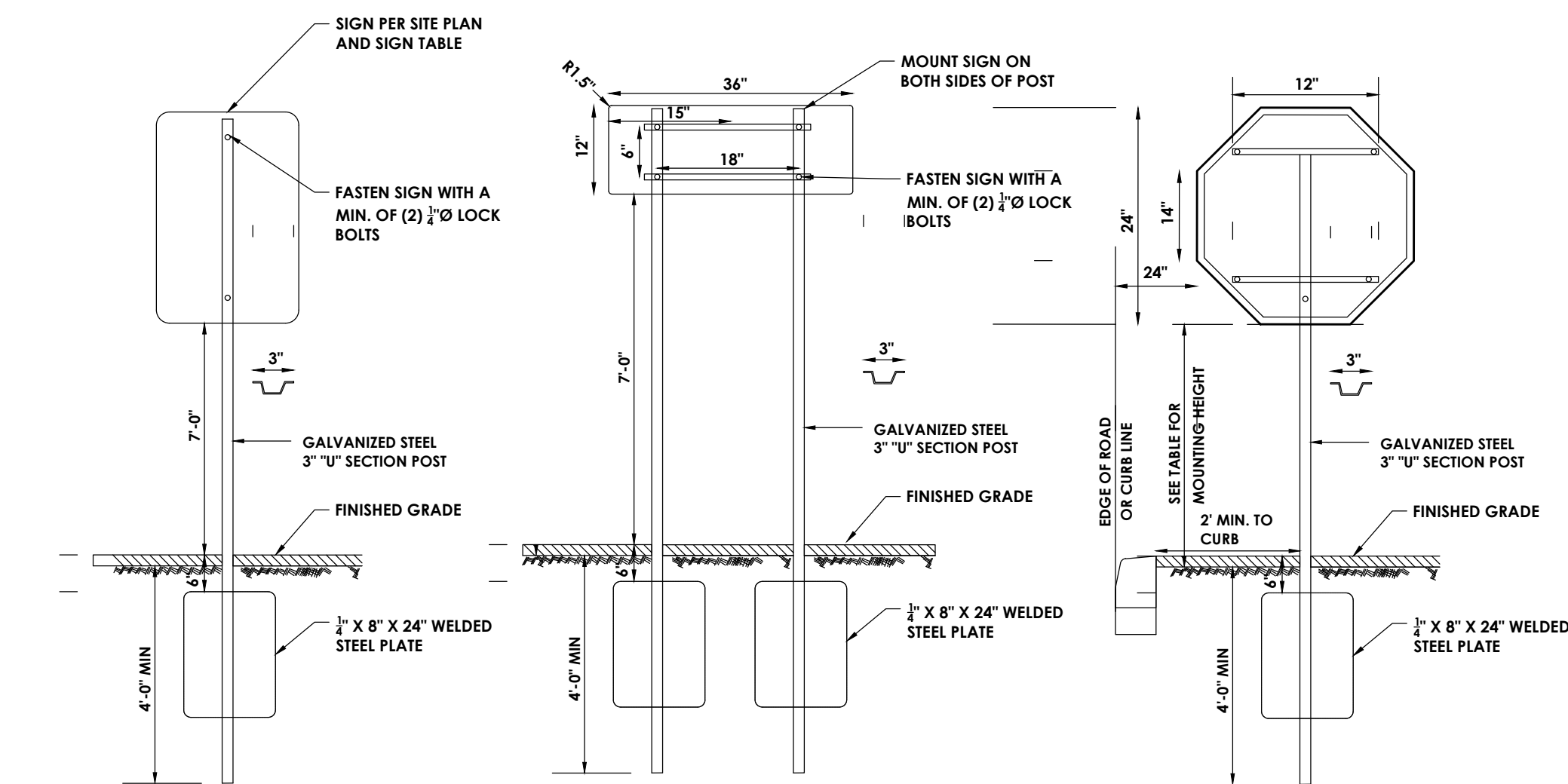
10 SIDEWALK RAMP TYPE 1
N.T.S.



11 ACCESSIBLE PARKING SPACE PAVEMENT MARKING DETAIL
N.T.S.



14 TYPICAL STONE WIDENING DRIVEWAY SECTION
N.T.S.

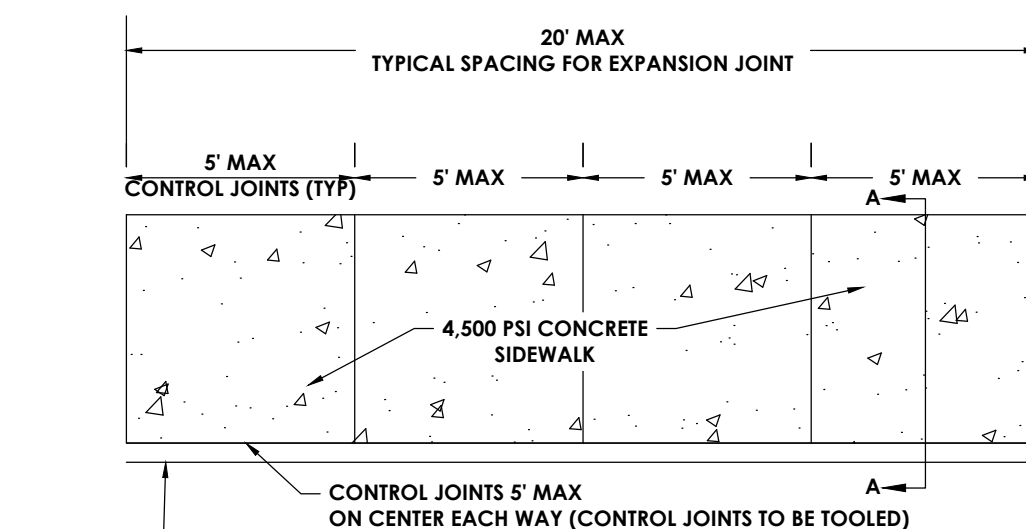


SINGLE POST SIGN MOUNTING DETAIL
(SIGN IN LANDSCAPE AREA OR SIDEWALK)
N.T.S.

TWO POST ONE WAY SIGN MOUNTING DETAIL
(SIGN IN LANDSCAPE AREA OR SIDEWALK)
N.T.S.

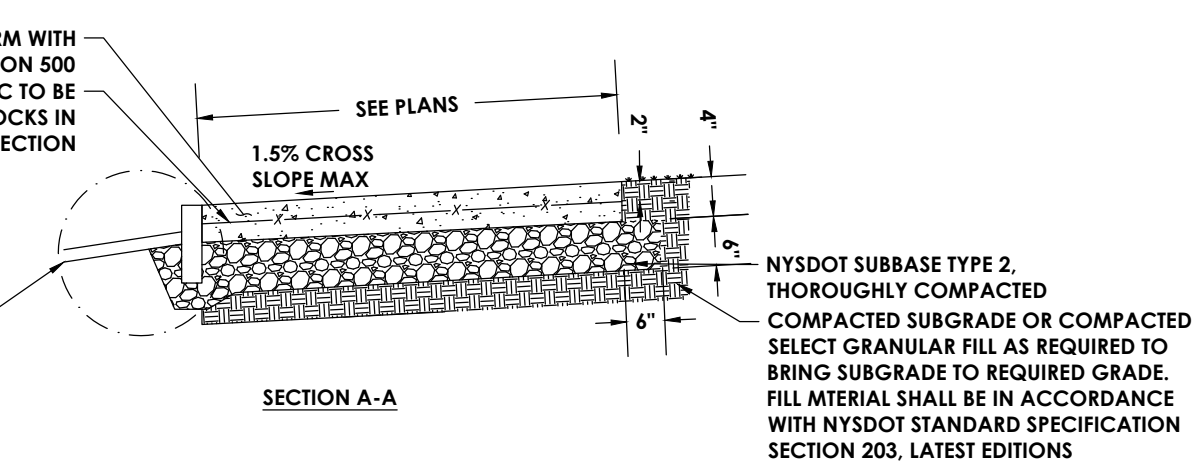
3 SIGN MOUNTING DETAIL
N.T.S.

SINGLE POST STOP SIGN MOUNTING DETAIL
(SIGN IN LANDSCAPE AREA OR SIDEWALK)
N.T.S.

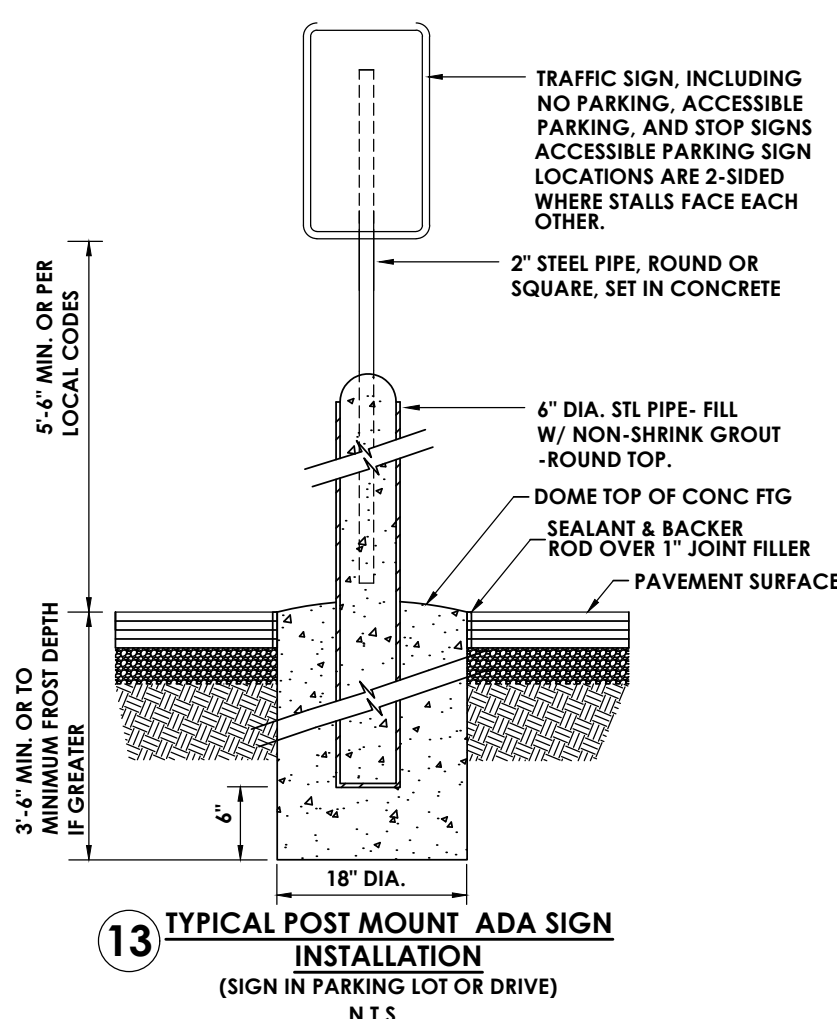


NOTES:

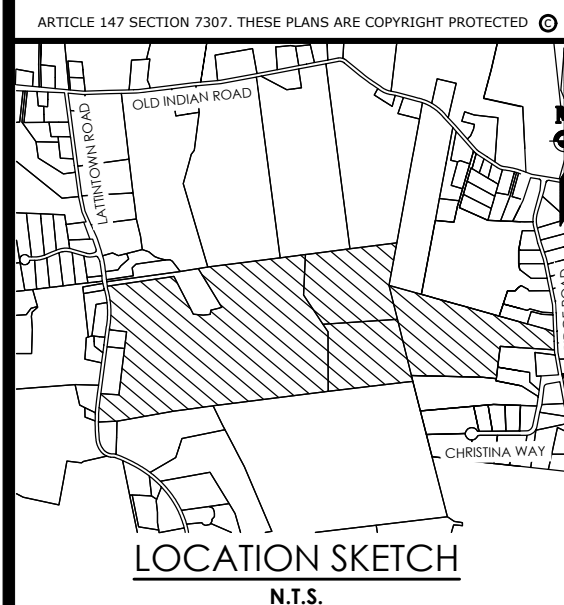
1. SIDEWALK WIDTH SHALL BE MEASURED FROM THE BACK OF THE CURB UNLESS OTHERWISE SPECIFIED.
2. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 203, LATEST EDITION.
3. NYSDOT SUBBASE TYPE 2 SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION SECTION 304, LATEST EDITION.
4. CONCRETE SHALL NOT BE PLACED UNLESS THE AMBIENT AIR SURFACE TEMPERATURE IS ABOVE 40 DEGREES UNLESS DISCUSSED WITH OWNER AND ENGINEER.
5. SIDEWALKS SHALL HAVE A CROSS SLOPE OF 1.5% PER FOOT UNLESS OTHERWISE SPECIFIED ON THE PLANS.
6. ALL EXPOSED CONCRETE SURFACES SHALL BE BROOM FINISHED AND THE EDGES SHALL BE FINISHED WITH A 1/2\"
7. THE FINISHED CONCRETE SURFACE SHALL BE TREATED WITH CONCRETE SEALER, HARDENER AND DUSTPROOFER, RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



8 TYPICAL SIDEWALK DETAIL
N.T.S.



13 TYPICAL POST MOUNT ADA SIGN INSTALLATION
(SIGN IN PARKING LOT OR DRIVE)
N.T.S.



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3	10/25/24	DUG	REVISED PER TOWN COMMENTS
4	11/22/24	DUG	REVISED PER TOWN COMMENTS

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SITE DETAILS

MARLBOROUGH RESORT

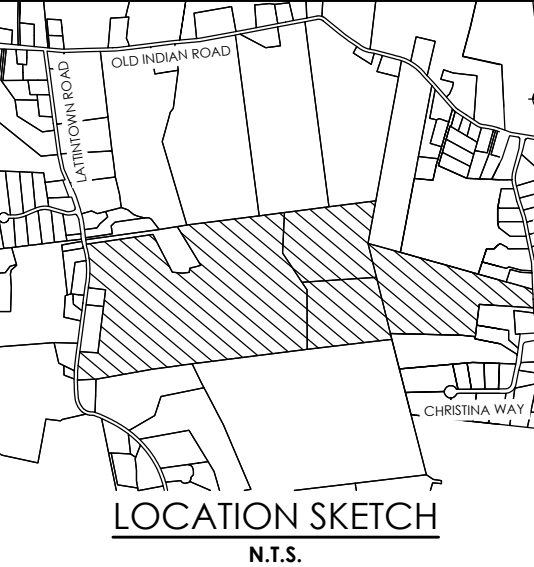
Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
20233707.0001

Drawing No.
C 530

Scale:
N.T.S.

Date
AUGUST 16, 2024



Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES

4 Front St., 2nd Floor
Newburgh, New York 12550
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge: Jess D. Sudol, P.E.
Project Manager: Chris LaPorta, P.E.
Designed by: Marvin Pinkrah



Revisions			
No.	Date	By	Description
1	08/14/24	DUG	REVISED FOR PB SUBMISSION
2	10/11/24	DUG	REVISED BUILDING FOOTPRINTS
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SITE DETAILS

MARLBOROUGH
RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

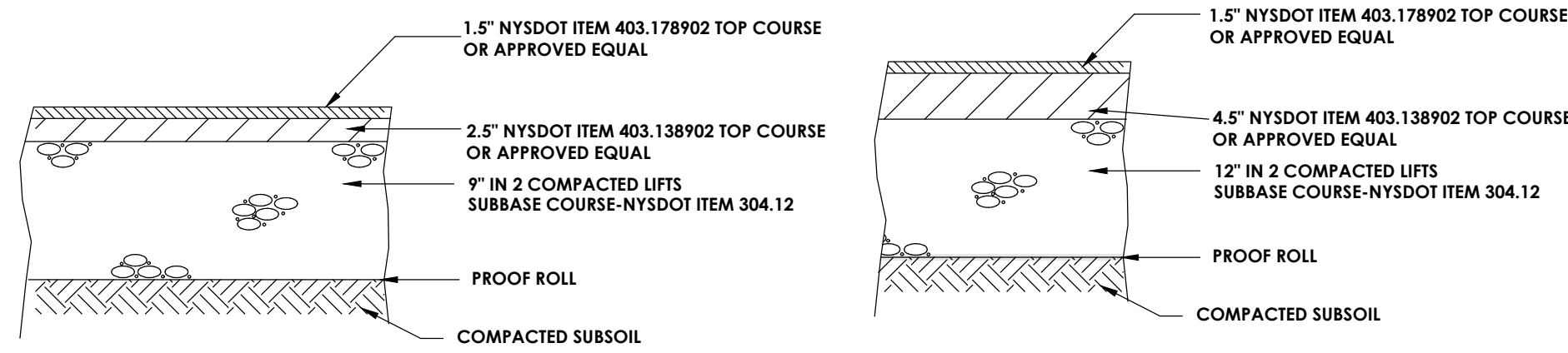
Project No.
20233707.0001

Drawing No.
C 531

Scale:
N.T.S.

Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

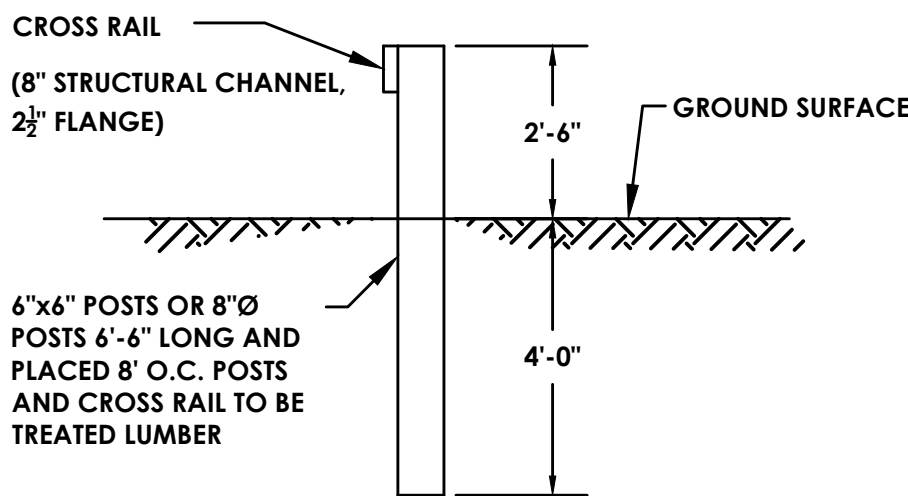


STANDARD DUTY PAVEMENT

2 PAVEMENT SECTION
N.T.S.

NOTES:

- ALL DEPTHS ARE COMPACTED THICKNESSES.
- MATERIALS AND METHODS OF CONSTRUCTION SHALL BE INCORPORATE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, "LATEST VERSION" AND ALL ADDENDA THERE TO.
- WHEN SPECIFIED OR REQUIRED BY THE REFERENCED SPECIFICATIONS, TACK COAT SHALL CONFORM WITH SECTION 407-TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATION.
- BINDER COURSE SHALL BE SWEEP CLEAR TO REMOVE ANY LOOSE MATERIAL PRIOR TO PLACING TOP COAT. IF TOP COURSE IS NOT PLACED WITHIN TWENTY FOUR HOURS OF BINDER PLACEMENT, A TACK COAT SHALL BE APPLIED TO CLEAN SURFACE PRIOR TO PLACEMENT OF TOP COURSE.
- PAVEMENT SECTIONS ARE BASED ON THE RECOMMENDATIONS OF THE GEOTECHNICAL EVALUATION DATED AUGUST 6, 2024 PROVIDED BY FOUNDATION DESIGN, P.C.
- USE STANDARD DUTY PAVEMENT IN ALL CAR PARKING SPACES AND LIMITED ACCESS ROADS AND USE HEAVY DUTY PAVEMENT IN ALL MAIN ACCESS ROADS.



7 GUIDE RAIL DETAIL
N.T.S.

6"x6" POSTS OR 8"Ø POSTS 6'-6" LONG AND PLACED 8' O.C. POSTS AND CROSS RAIL TO BE TREATED LUMBER

NOTE: 1. ALL BOLLARDS TO BE SET PLUMB. 12" MIN. TO FOUNDATION WALL, WHERE APPLICABLE.

6 BOLLARD
N.T.S.

DOMES NOT APPLICABLE FOR BOLLARDS RECEIVING STEEL COVER
6"Ø GALVANIZED STEEL PIPE FILLED WITH CONCRETE FULL LENGTH OF PIPE
4-1/2"Ø PIPE SHALL BE USED FOR PIPES RECEIVING STEEL BOLLARD COVER
PROVIDE U-LINE YELLOW PLASTIC BOLLARD SLEEVE OR APPROVED EQUIVALENT, OWNER/ARCHITECT TO CONFIRM COLOR
SLOPE CONCRETE SURFACE AWAY FROM BOLLARD
4,000 PSI CONCRETE INFILL
10" DIA.
12" MIN. TO FOUNDATION WALL, WHERE APPLICABLE

NOTE: 1. ALL BOLLARDS TO BE SET PLUMB. 12" MIN. TO FOUNDATION WALL, WHERE APPLICABLE.

5 DETECTABLE WARNING SURFACE
N.T.S.

NOTES:
1) ALL WOOD FOR SPLIT RAIL FENCE TO BE PRESSURE TREATED.
2) END POST SHALL BE TERMINAL POST.

10'-0" DIMENSION FOR DETECTABLE WARNING SURFACE

10' x 3.5" x 1.5" RAILS WITH TAPERED TIPS TO MEET SLOTS

4.5" SLOTS

POST (TYPICAL)

EXISTING GRADE

EXISTING SOIL

CONCRETE FOOTING

1'-6" DIMENSION FOR DETECTABLE WARNING SURFACE

1'-3" DIMENSION FOR DETECTABLE WARNING SURFACE

3'-10" DIMENSION FOR DETECTABLE WARNING SURFACE

10'-0" DIMENSION FOR DETECTABLE WARNING SURFACE

10'-0" DIMENSION FOR DETECTABLE WARNING SURFACE

10'-0" DIMENSION FOR DETECTABLE WARNING SURFACE

10'-0" DIMENSION FOR DETECTABLE WARNING SURFACE

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10'-0" DIMENSION FOR DETECTABLE WARNING SURFACE

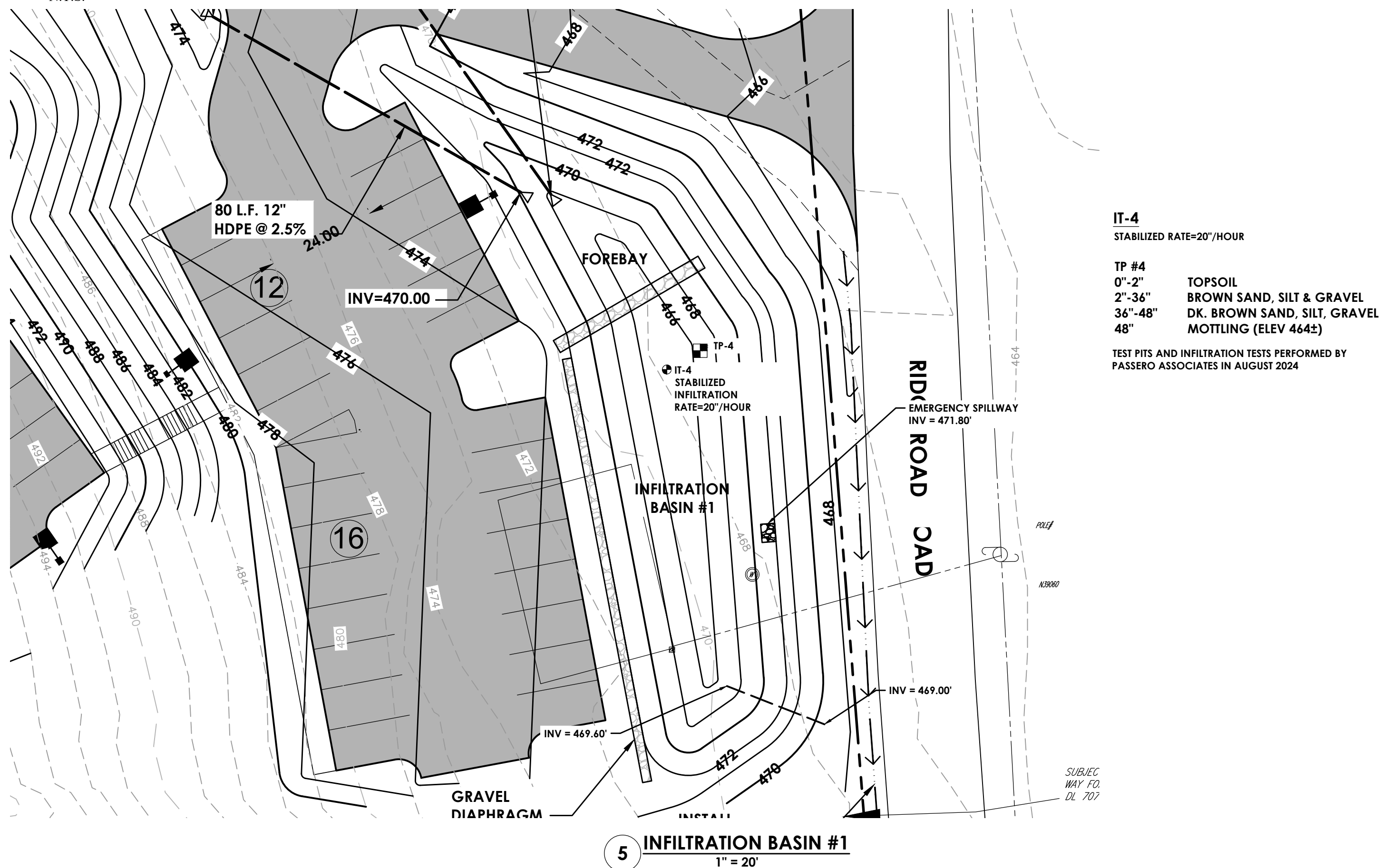
10'-0" DIMENSION FOR DETECTABLE WARNING SURFACE

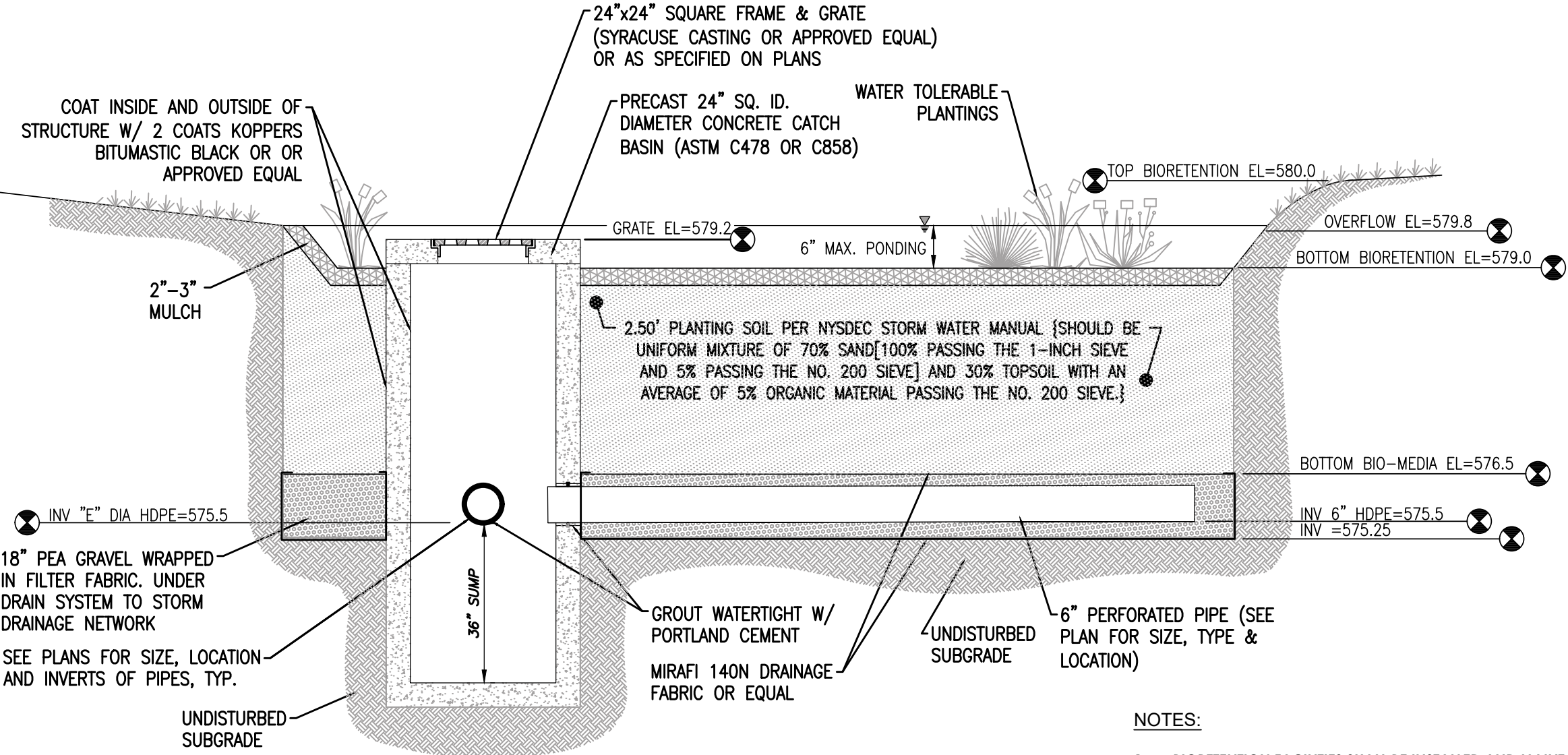
10'-0" DIMENSION FOR DETECTABLE WARNING SURFACE

10'-0" DIMENSION FOR DETECTABLE WARNING SURFACE

10'-0" DIMENSION FOR DETECTABLE WARNING SURFACE

10'-0" DIMENSION FOR DETECTABLE WARNING SURFACE





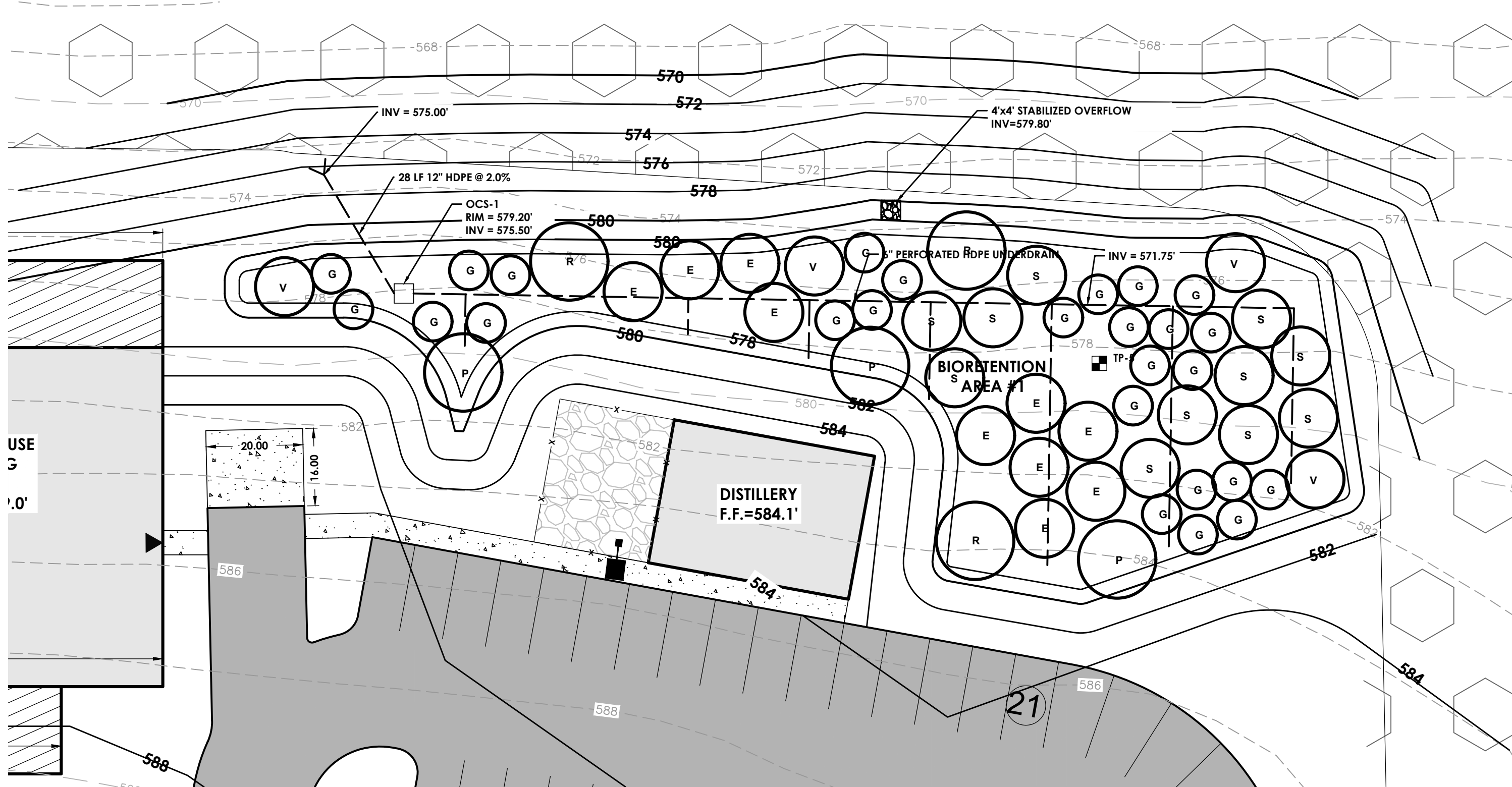
1 TYPICAL BIORETENTION SECTION
N.T.S.

MATERIALS SPECIFICATION FOR BIORETENTION

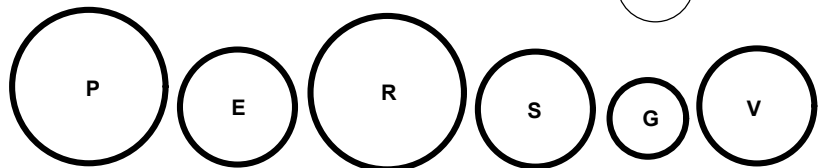
PARAMETERS	SPECIFICATIONS	SIZE	NOTES:
PLANTINGS	SEE YOUR LOCAL NRCS STANDARD SPECIFICATIONS GUIDANCE	N/A	PLANTINGS ARE SITE-SPECIFIC
PLANTING SOILS (4" DEEP)	SAND 35-60% SILT 30-35% CLAY 10-25%	N/A	USDA SOIL TYPES LOAMY SAND, SANDY LOAM OR LOAM
MULCH	STONE MULCH		PEA GRAVEL, ROUNDED STONE <1"
PEA GRAVEL DIAPHRAGM AND CURTAIN DRAIN	PEA GRAVEL: ASTM D 448 ORNAMENTAL STONE: WASHED COBBLES	PEA GRAVEL: NO. 4 STONE: 2"-5"	
GEOTEXTILE	CLASS "C" APPARENT OPENING SIZE (ASTM D-4751) GRAB TENSILE STRENGTH (ASTM-D-4632) BURST STRENGTH (ASTM-D-4633)	N/A	FOR USE AS NECESSARY BENEATH UNDERDRAINS ONLY
UNDERDRAIN GRAVEL	AASHTO M-43, NO. 67.	0.25" - 0.75"	3/8" PERF. @ 6" O.C., 4 HOLES PER ROW; MINIMUM OF 3" GRAVEL OVER PIES; NOT NECESSARY UNDERNEATH PIPES
UNDERDRAIN PIPING	ASTM D 1785 OR AASHTO M-278	6" RIGID SCHEDULE 40 PVC	3/8" PERF. @ 6" O.C., 4 HOLES PER ROW
FOUR IN PLACE CONCRETE (IF REQUIRED)	SEE LOCAL DOT STANDARDS SPEC.; F _{CR} =5500PSI @ 28 DAYS, NORMAL WEIGHT, AIR-ENTRAINED; RE-INFORCED TO MEET ASTM 615-60	N/A	ON-SITE TESTING OF POURED-IN-PLACE CONCRETE REQUIRED; 28 DAY STRENGTH AND SLUMP TEST; ALL CONCRETE DESIGN (CAST IN PLACE OR PRE-CAST) NOT USING PREVIOUSLY APPROVES STATE OR LOCAL STANDARDS REQUIRES DESIGN DRAWINGS SEAL & APPROVED BY A LICENSE PROFESSIONAL STRUCTURAL ENGINEER.
SAND (12" DEEP)	AASHTO M-4 OR ASTM C-33	0.02" - 0.04"	SAND SUBSTITUTION SUCH AS DIABASE GRAYSTONE #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATE OR DOLOMITIC SAND SUBSTITUTE ARE ACCEPTABLE. NO "ROCK DUST" CAN BE USED FOR SAND

NOTES:

- BIORETENTION FACILITIES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH "THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL", CHAPTER 6.
- PLANTING SOIL SHALL BE TESTED & MEET THE FOLLOWING CRITERIA:
PH RANGE 5.2-7.0
ORGANIC MATTER 1.5-4%
MAGNESIUM 35 LB/AC
PHOSPHOROUS P₂O₅ 75 LB/AC
POTASSIUM K₂O 85/AC
SOLUBLE SALTS NOT TO EXCEED 500PPM
- ROTOTILL 2-3" OF SAND BASE INTO THE BASE OF THE BIORETENTION FACILITY.
- BACK FILLING OF BIORETENTION FACILITY SHALL BE PLACED IN 12" LIFTS.
- MAIN COLLECTOR PIPE OF THE UNDER DRAIN SYSTEM SHALL BE CONSTRUCTED AT A MINIMUM SLOPE OF 0.5%. OBSERVATION WELLS OR CLEAN OUT PIPES MUST BE PLACED EVERY 1000SF OF SURFACE AREA.
- BIORETENTION AREA MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- BIORETENTION MEDIA SHALL HAVE AN INFILTRATION RATE OF APPROXIMATELY 4" PER HOUR.

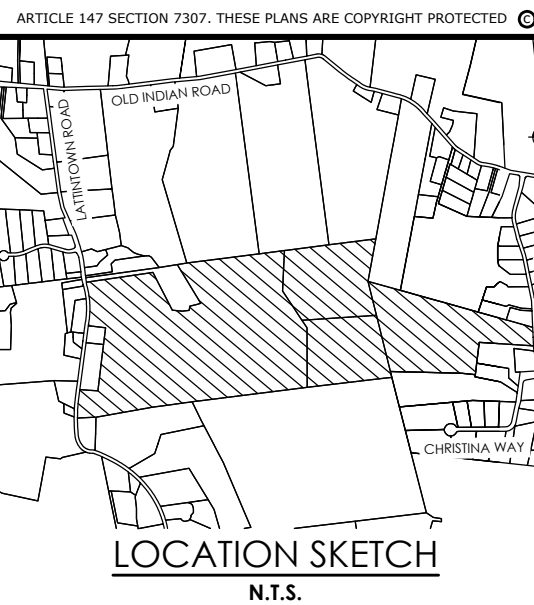


2 BIORETENTION AREA #1
1" = 20'



BIORETENTION PLANT LIST

ABRV	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
E	X	EUPATORIUM MACULATUM	JOE PYE WEED	#1 CONT.	24"
G	X	LOBELIA SIPHATICA	GREAT BLUE LOBELIA	#1 CONT.	12"
R	X	CORNUS STOLONIFERA	RED OSIER DOGWOOD	#1 CONT.	4'
P	X	ILEX VERTICILLATA	WINTERBERRY	#1 CONT.	4'
V	X	CAREX VULPINOIDEA	FOX SEDGE	#1 CONT.	12"
S	X	PANICUM VIRGATUM	SWITCH GRASS	#1 CONT.	3'



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Fax: (585) 325-1691
Principal-in-Charge
Project Manager
Designed by
Chris LaPorta, P.E.
Marvin Pinkrah



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STORMWATER
MANAGEMENT
DETAILS

MARLBOROUGH
RESORT

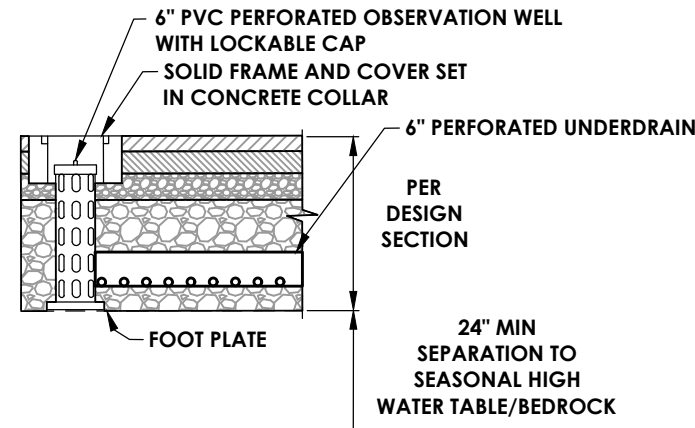
Municipality: MARLBOROUGH
County: ULSTER State: NY

Project No.
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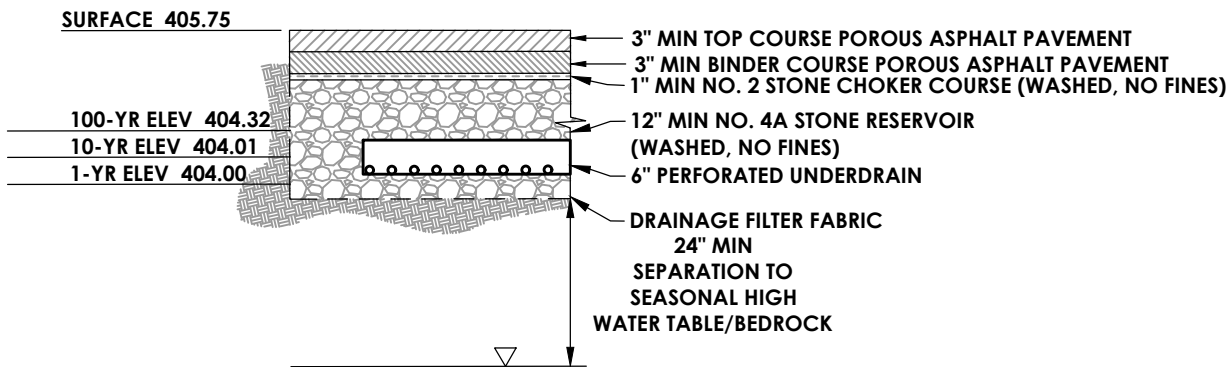
Drawing No.
C 541

Scale:
N.T.S.

Date
AUGUST 16, 2024



1 **OBSERVATION WELL WITH UNDERDRAIN**
SECTION VIEW
N.T.S.



2 **ROAD, DRIVE, AND PARKING LOT WITH UNDERDRAIN**
SECTION VIEW
N.T.S.

TEST PIT LOG

TP-1

0'-4" TOPSOIL
4'-26" LOOSE BROWN SAND AND GRAVEL
26'-54" LOOSE TAN/BROWN SAND W/SILT
54" MOTTLING (ELEV=401.5')

TP-2

0'-2" TOPSOIL
2'-65" BROWN SAND AND GRAVEL
65" MOTTLING (ELEV=401.55)

TP-3

0'-3" TOPSOIL
3'-66" BROWN SAND AND GRAVEL
66" MOTTLING (ELEV=401.52)

TEST PITS AND INFILTRATION TESTS PERFORMED BY
PASSERO ASSOCIATES IN AUGUST 2024

IT-1

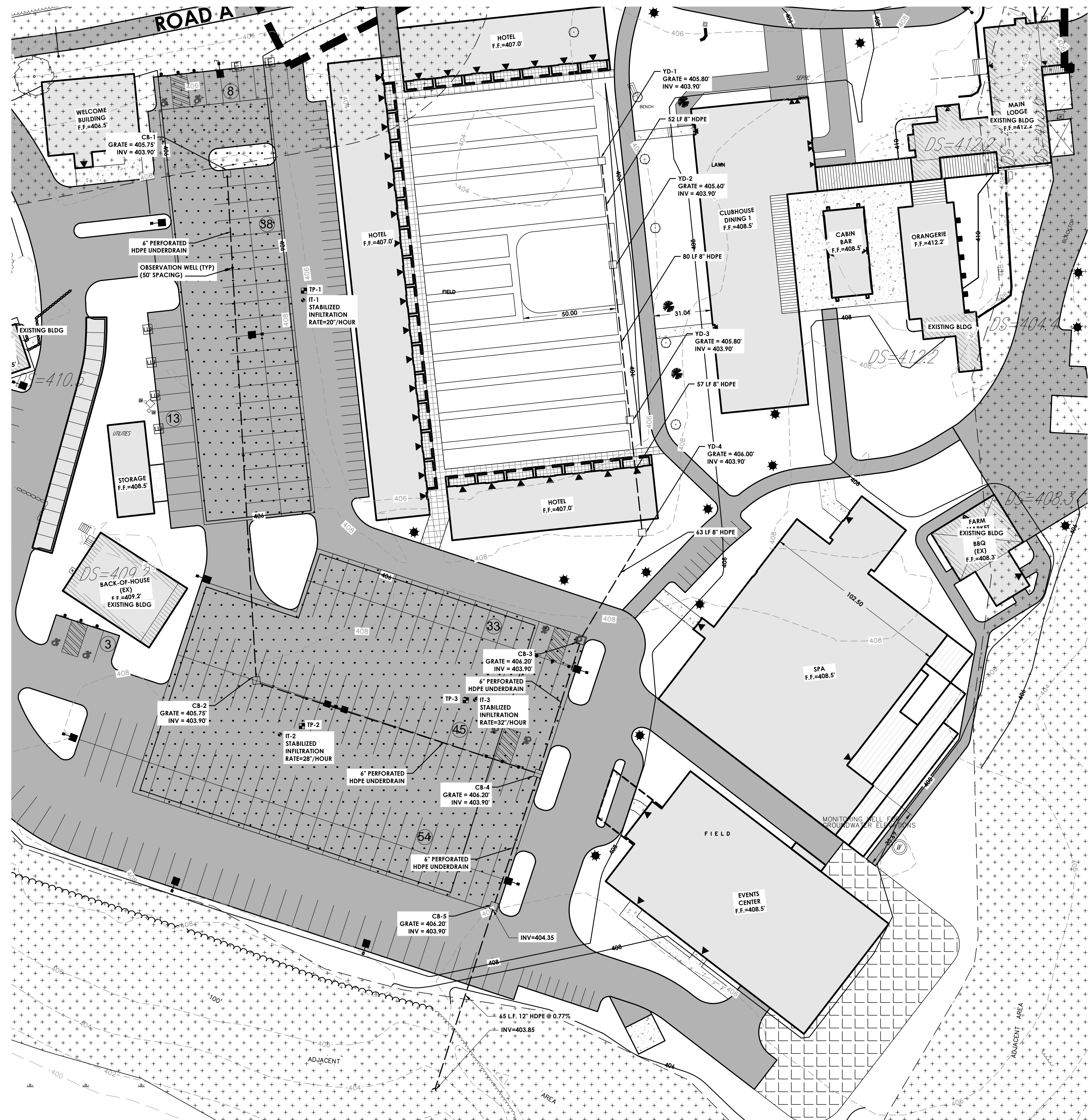
STABILIZED RATE=20"/HOUR

IT-2

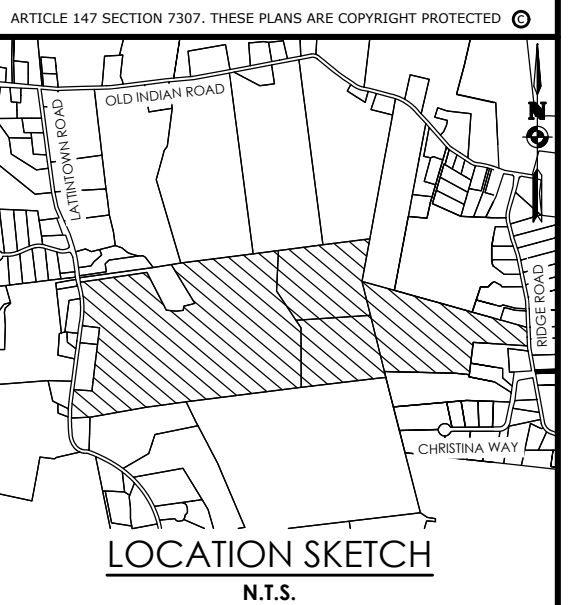
STABILIZED RATE=28"/HOUR

IT-3

STABILIZED RATE=32"/HOUR



3 **POROUS PAVEMENT**
1" = 30'



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Fax: (585) 325-1691
Principal-in-Charge: Jess D. Sudol, P.E.
Project Manager: Chris LaPorta, P.E.
Designed by: Marvin Pinkrah



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**STORMWATER
MANAGEMENT
DETAILS**
**MARLBOROUGH
RESORT**

Municipality: MARLBOROUGH
County: ULSTER State: NY

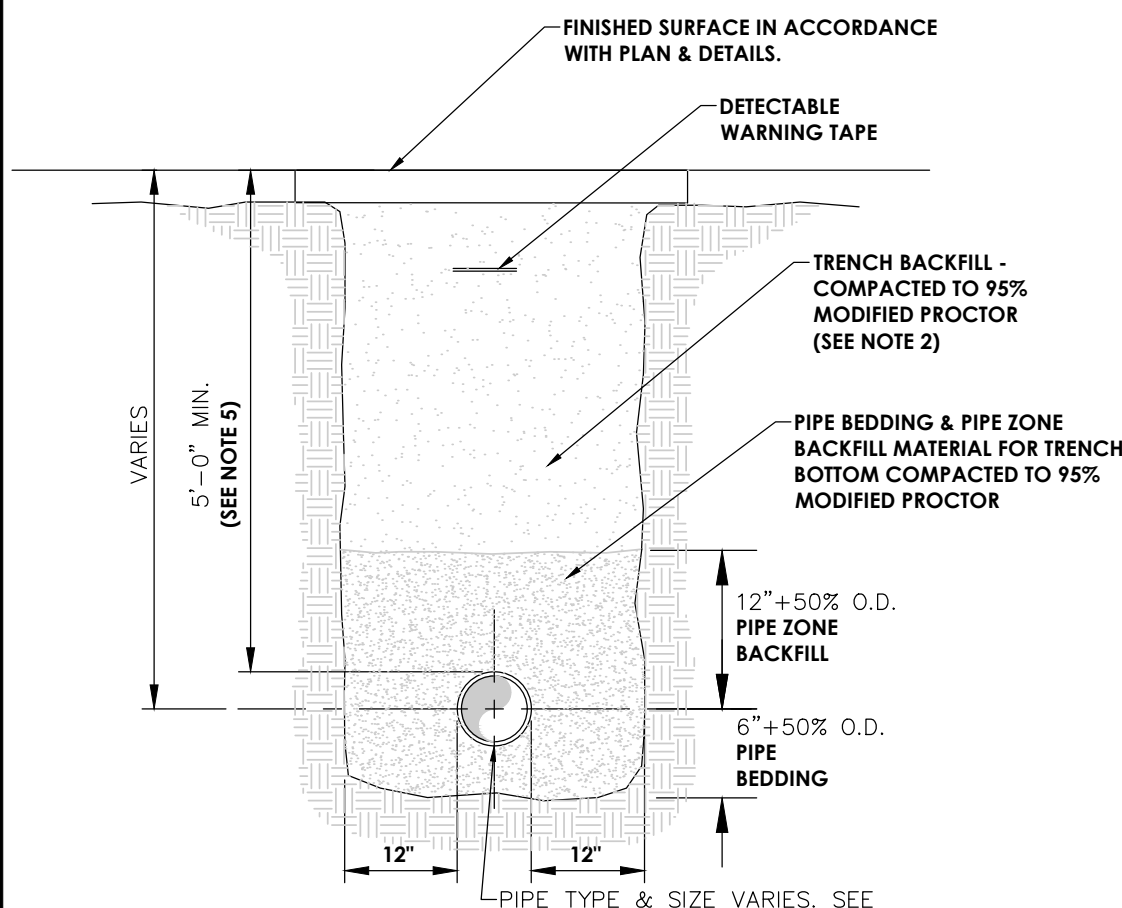
Project No.
20233707.0001

Drawing No.
C 542

Scale:
N.T.S.

Date
AUGUST 16, 2024

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NOTES:
1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0-70%
NO. 200	0-10%

2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0-70%
NO. 200	0-10%

IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

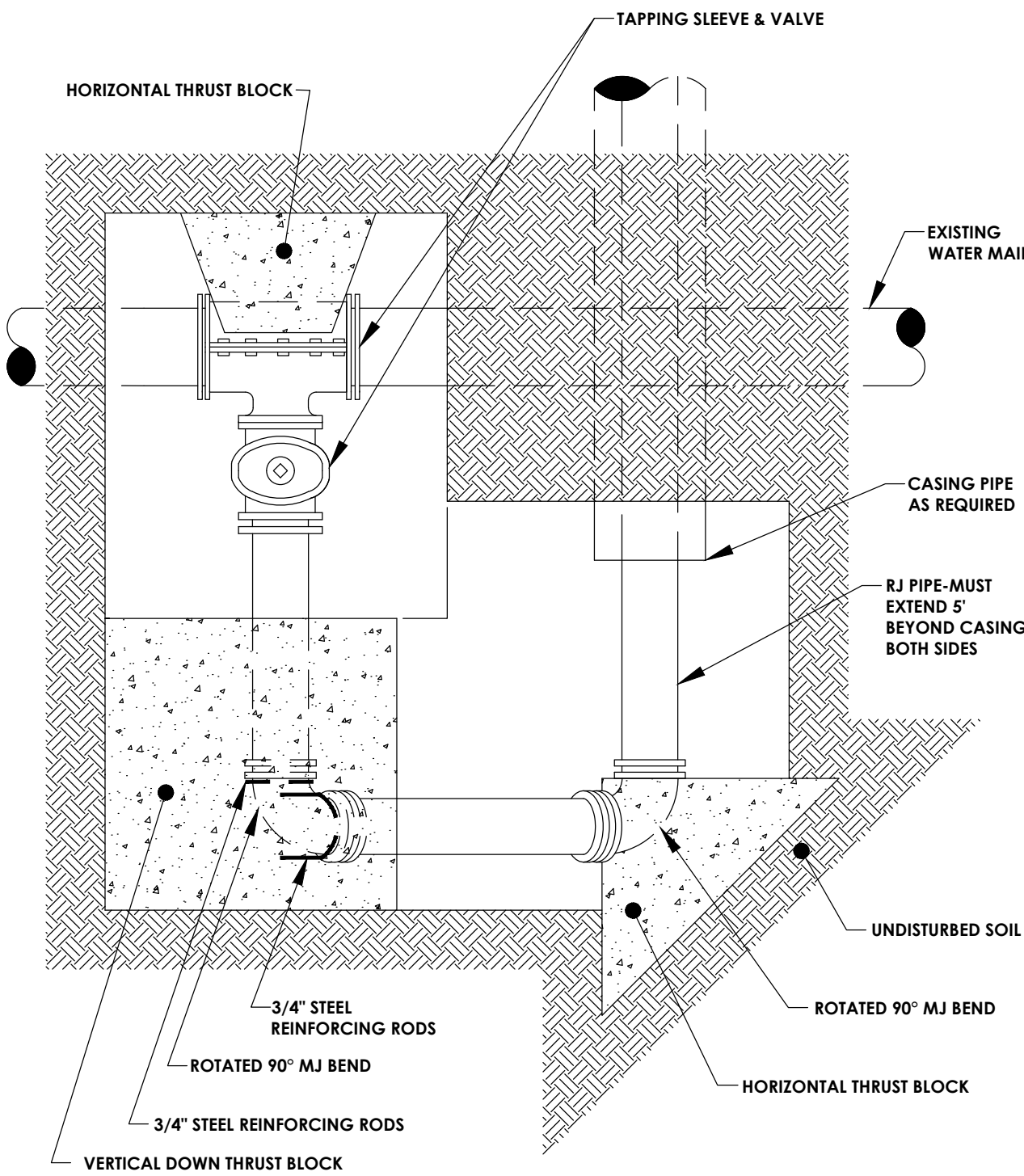
3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.

4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.

5. 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

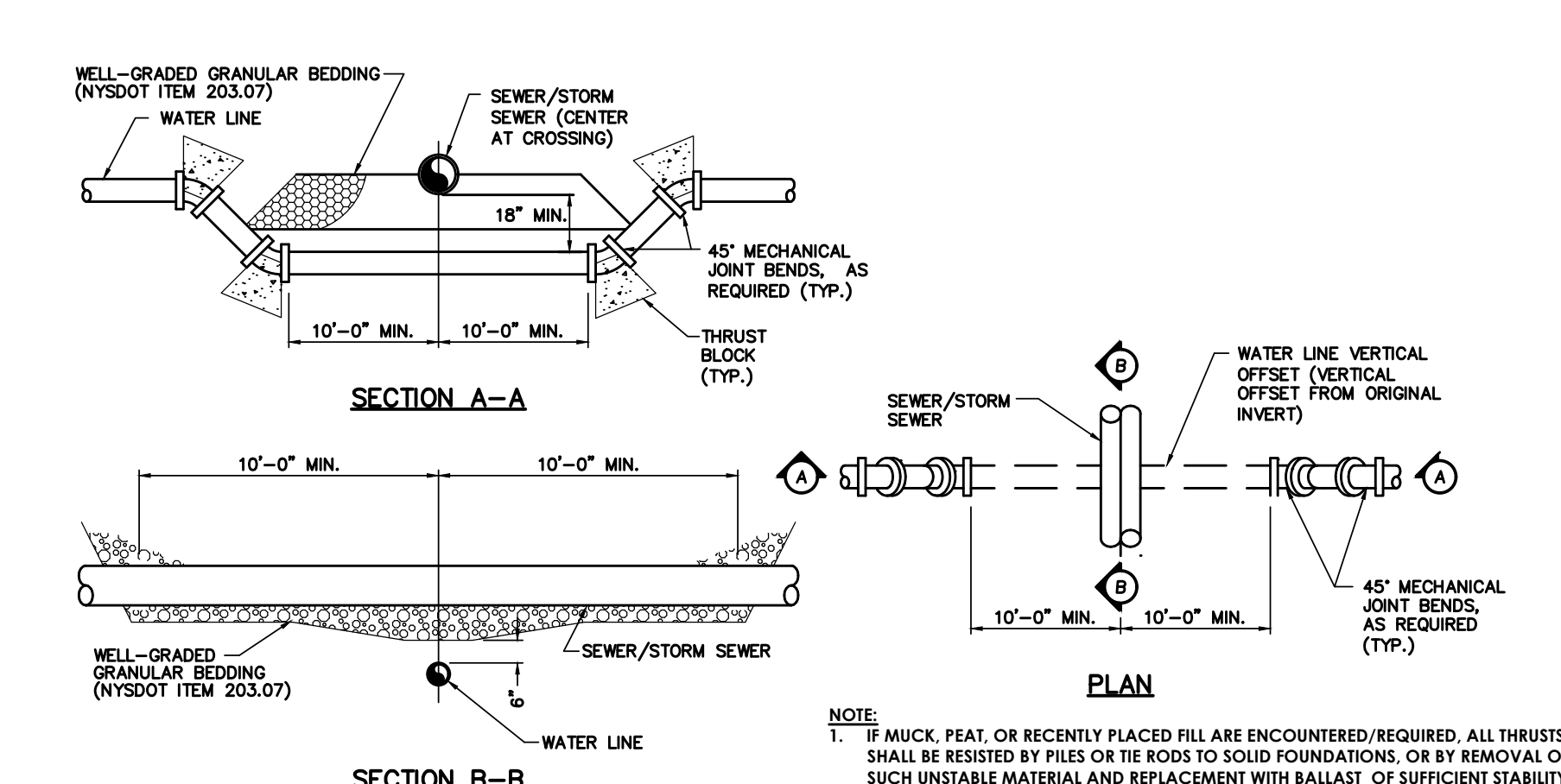
1 PIPE TRENCH DETAIL (TYPICAL)

N.T.S.



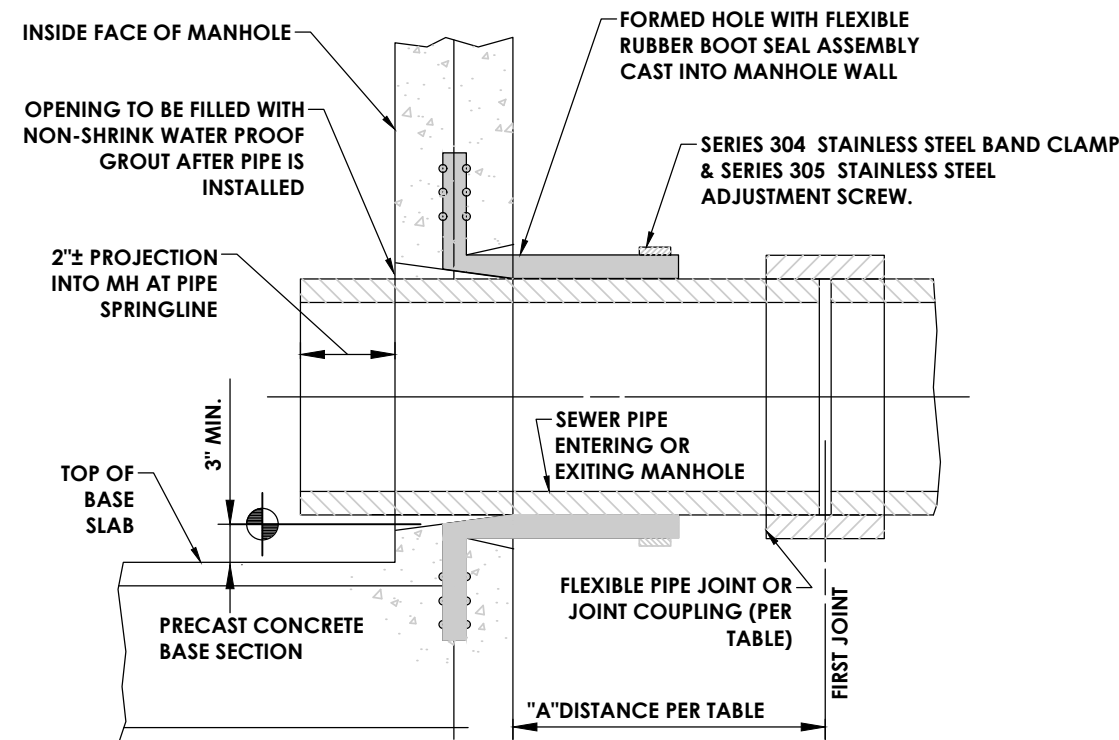
BACKSIDE TAP - PLAN VIEW

N.T.S.



2 WATER LINE/SEWER LINE CROSSING DETAIL

N.T.S.



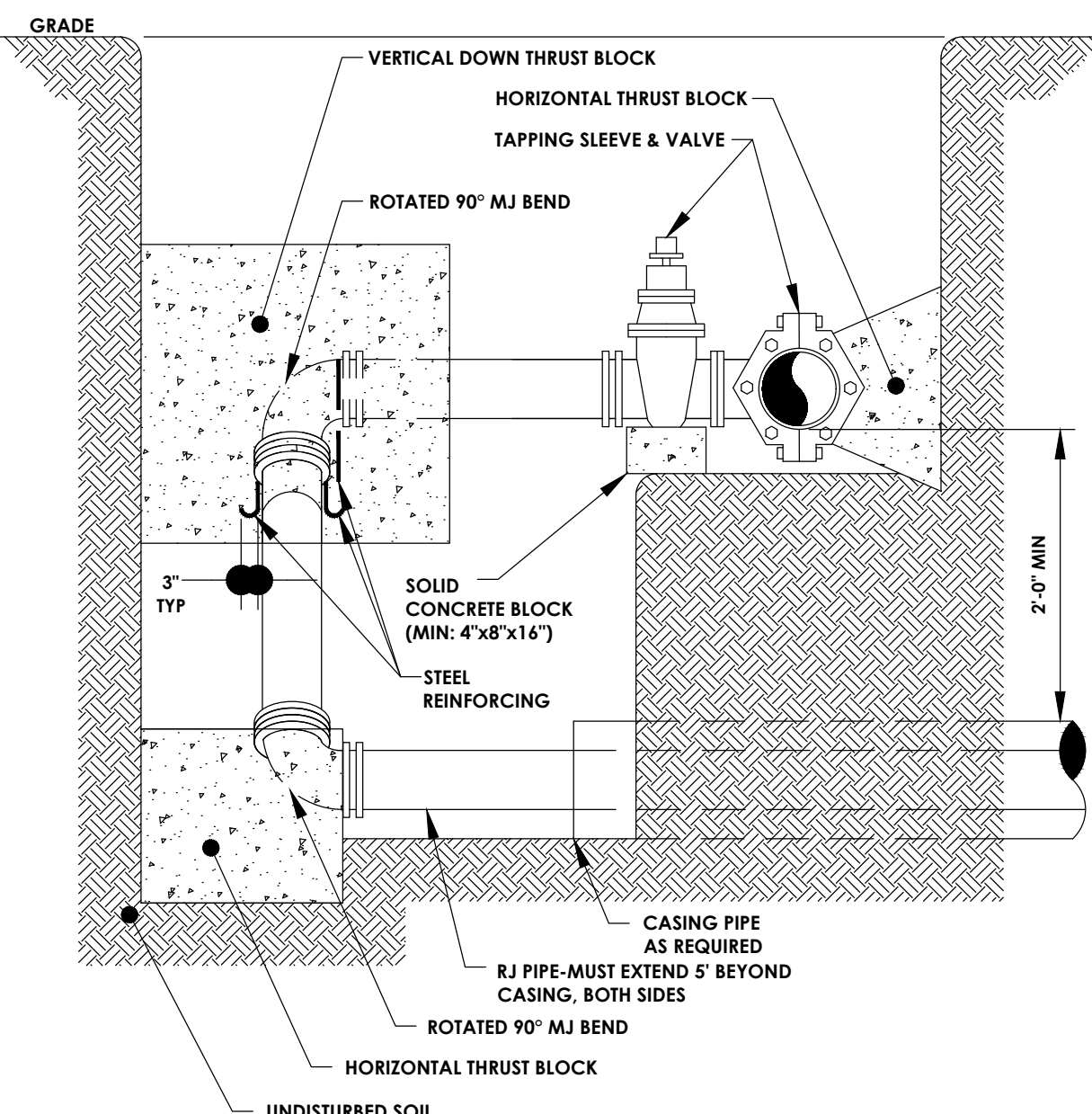
FLEXIBLE JOINT REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A" DISTANCE (FEET)
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10' MAX
PVC	STD RUBBER GASKET PIPE JOINT ONLY	3' MAX

NOTE: REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

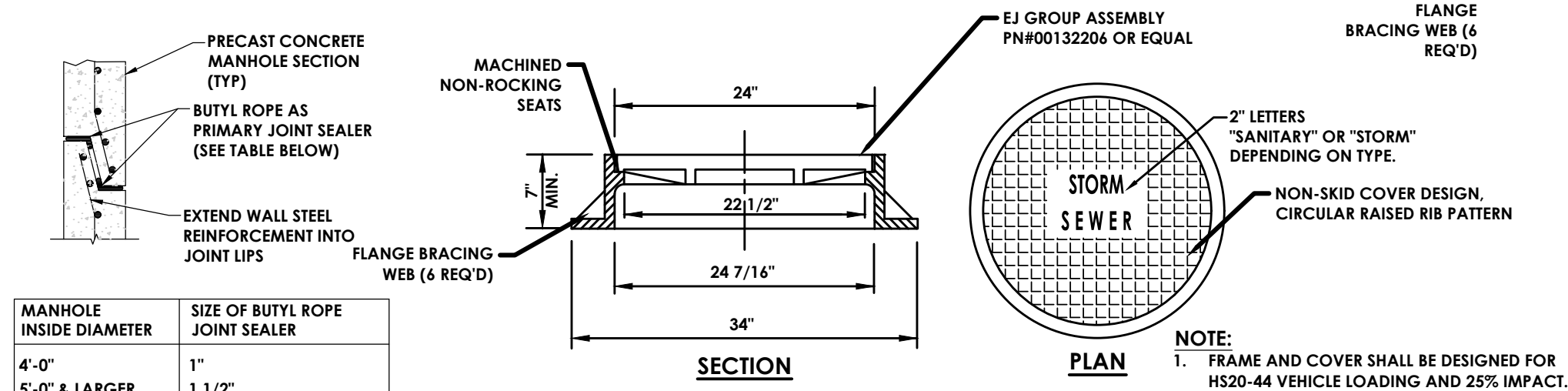
5 PIPE CONNECTION TO MANHOLE FLEXIBLE RUBBER BOOT CAST INTO MANHOLE WALL

N.T.S.



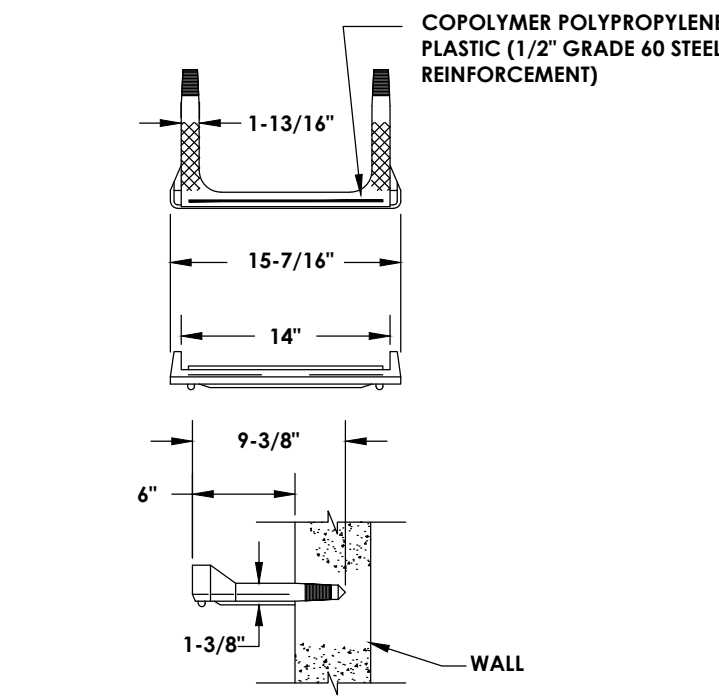
BACKSIDE TAP - SIDE ELEVATION

N.T.S.



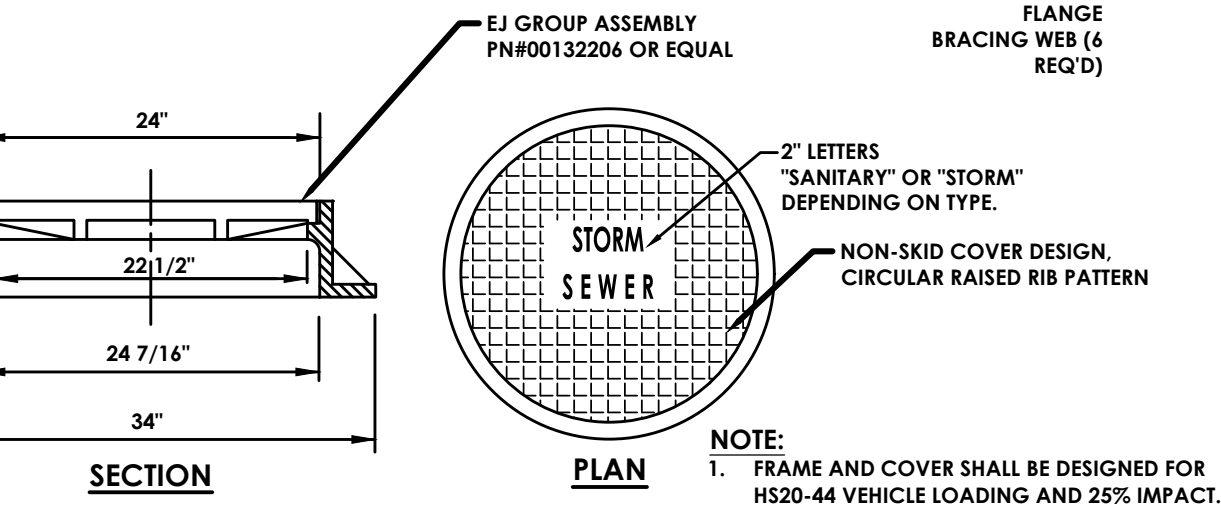
3 MANHOLE JOINT

N.T.S.



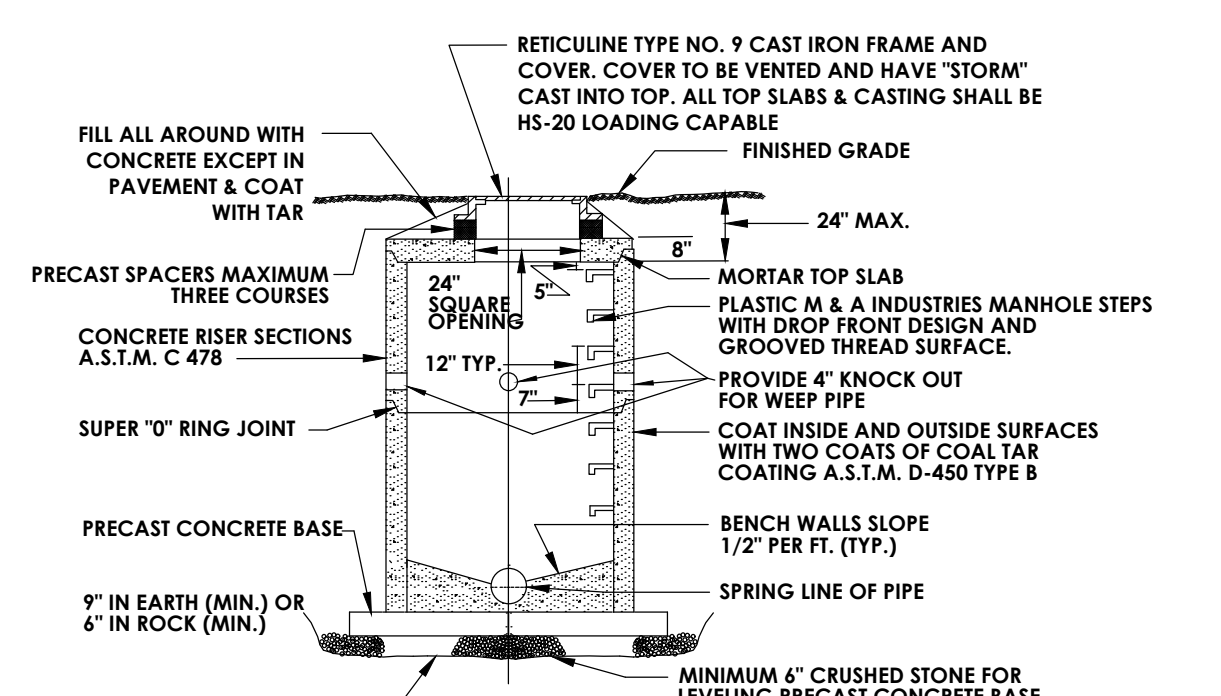
6 MANHOLE STEPS

N.T.S.



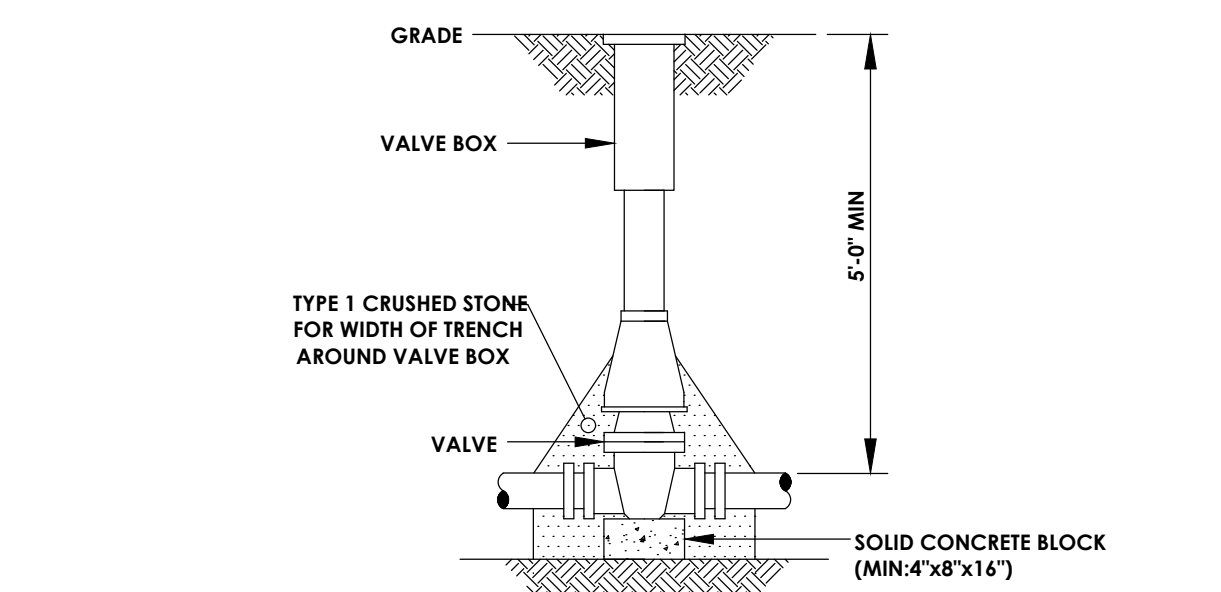
4 MANHOLE FRAME & COVER

N.T.S.



7 STANDARD STORM MANHOLE DETAIL

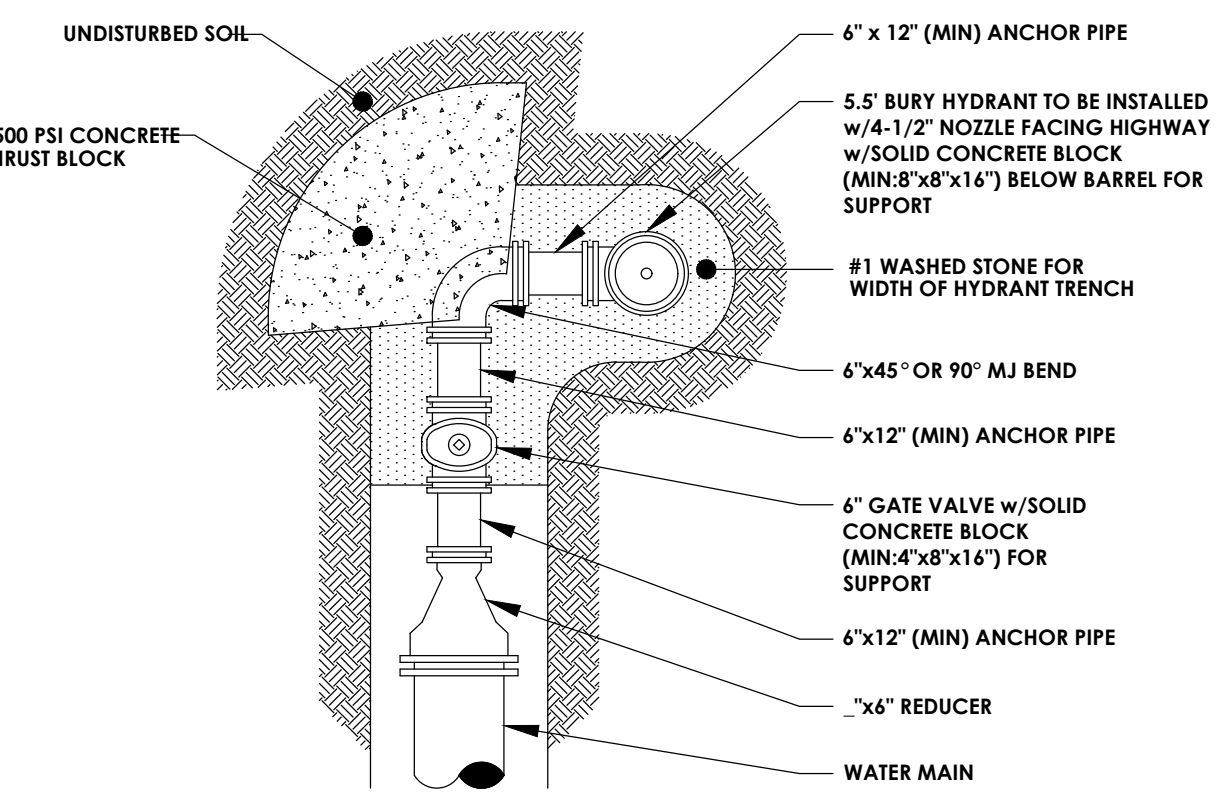
N.T.S.



NOTES:
1. VALVE BOX SHALL BE CENTERED ON VALVE AND SET ON COMPACTED BACKFILL.
2. VALVE SHALL NOT SUPPORT VALVE BOX.
3. ALL BODY AND BONNET BOLTS SHALL BE STAINLESS STEEL AND COATED WITH THERMO SETTING EPOXY.
4. ALL VALVES SHALL BE OPEN LEFT EXCEPT VALVES 12\"/>

9 WATER VALVE

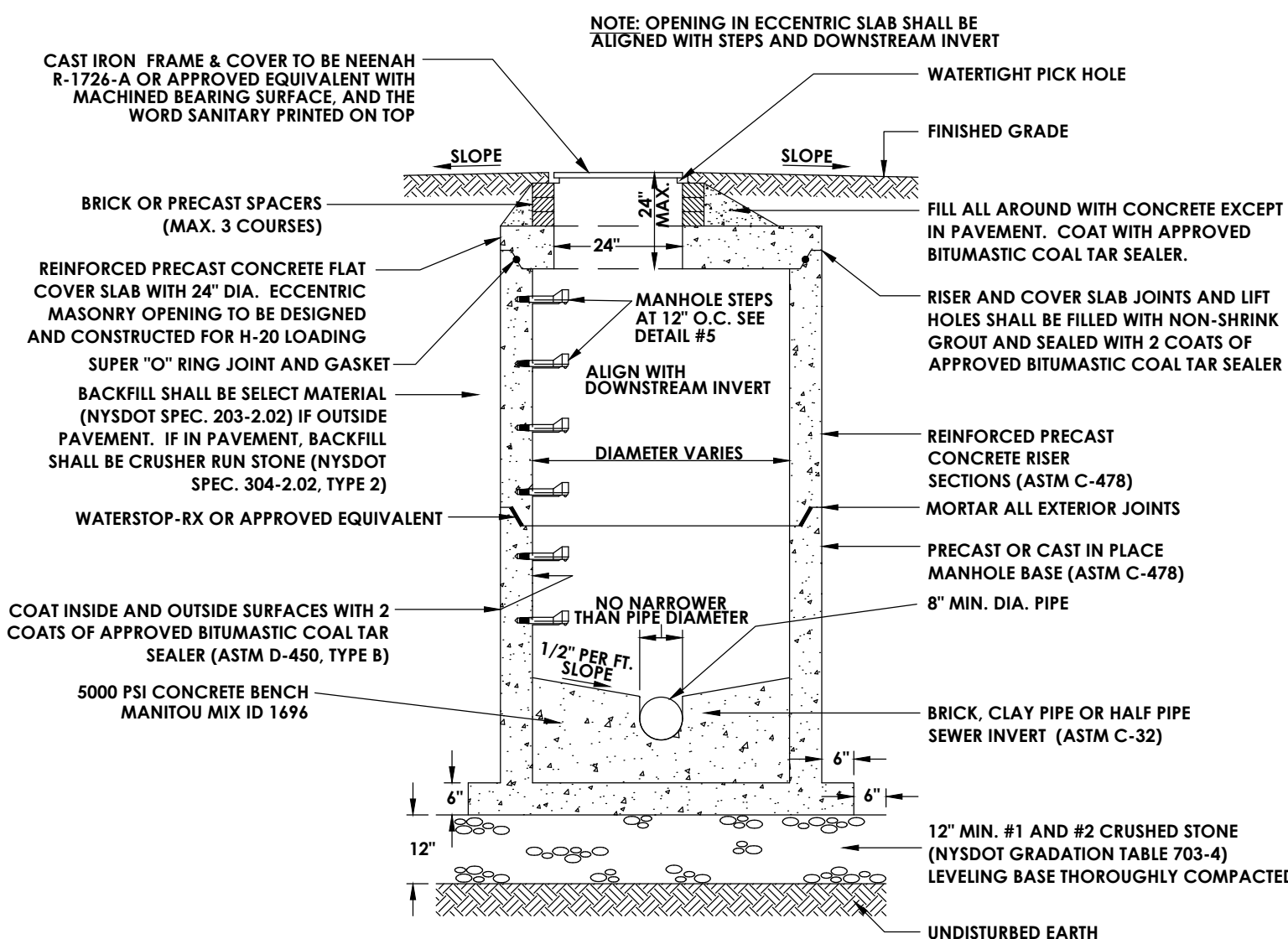
N.T.S.



NOTE: TO BE USED WHEN WATER MAIN WILL NOT BE EXTENDED.

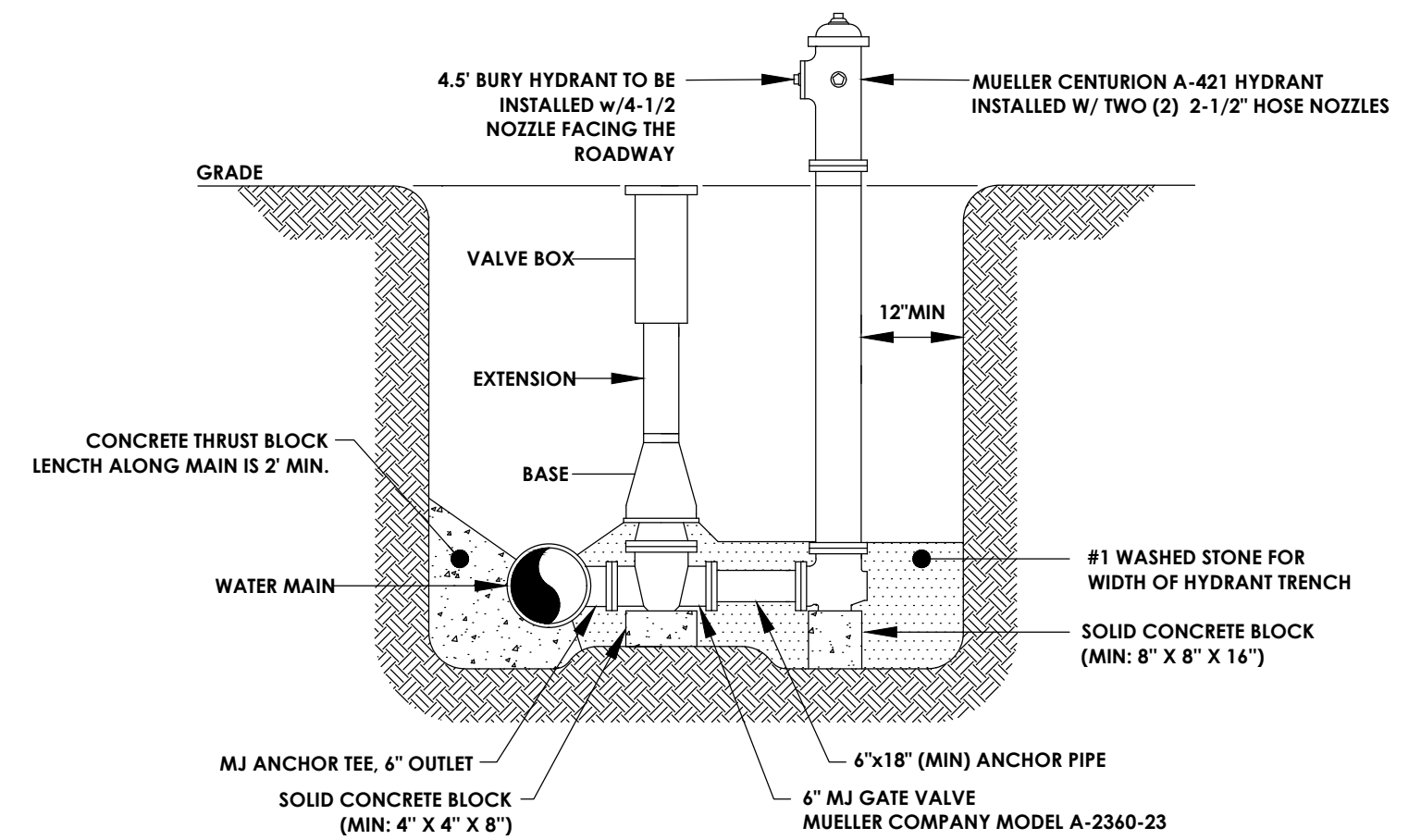
12 DEAD END PERPENDICULAR HYDRANT ASSEMBLY

N.T.S.



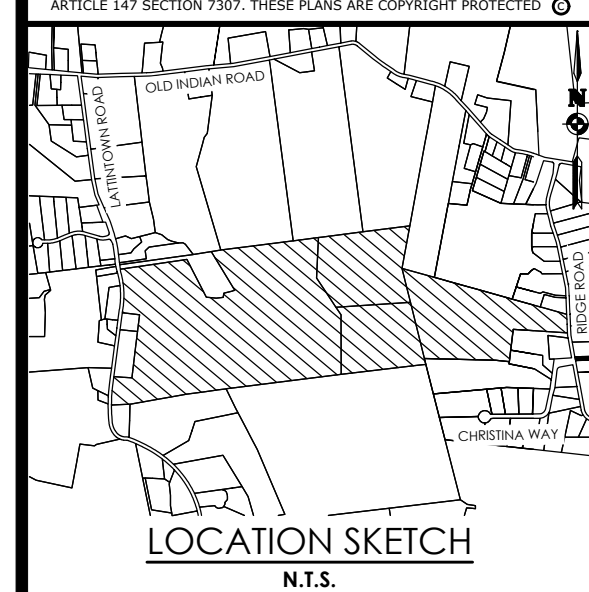
8 SANITARY SEWER MANHOLE

N.T.S.



11 PERPENDICULAR HYDRANT ASSEMBLY

N.T.S.



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UTILITY DETAILS

MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY

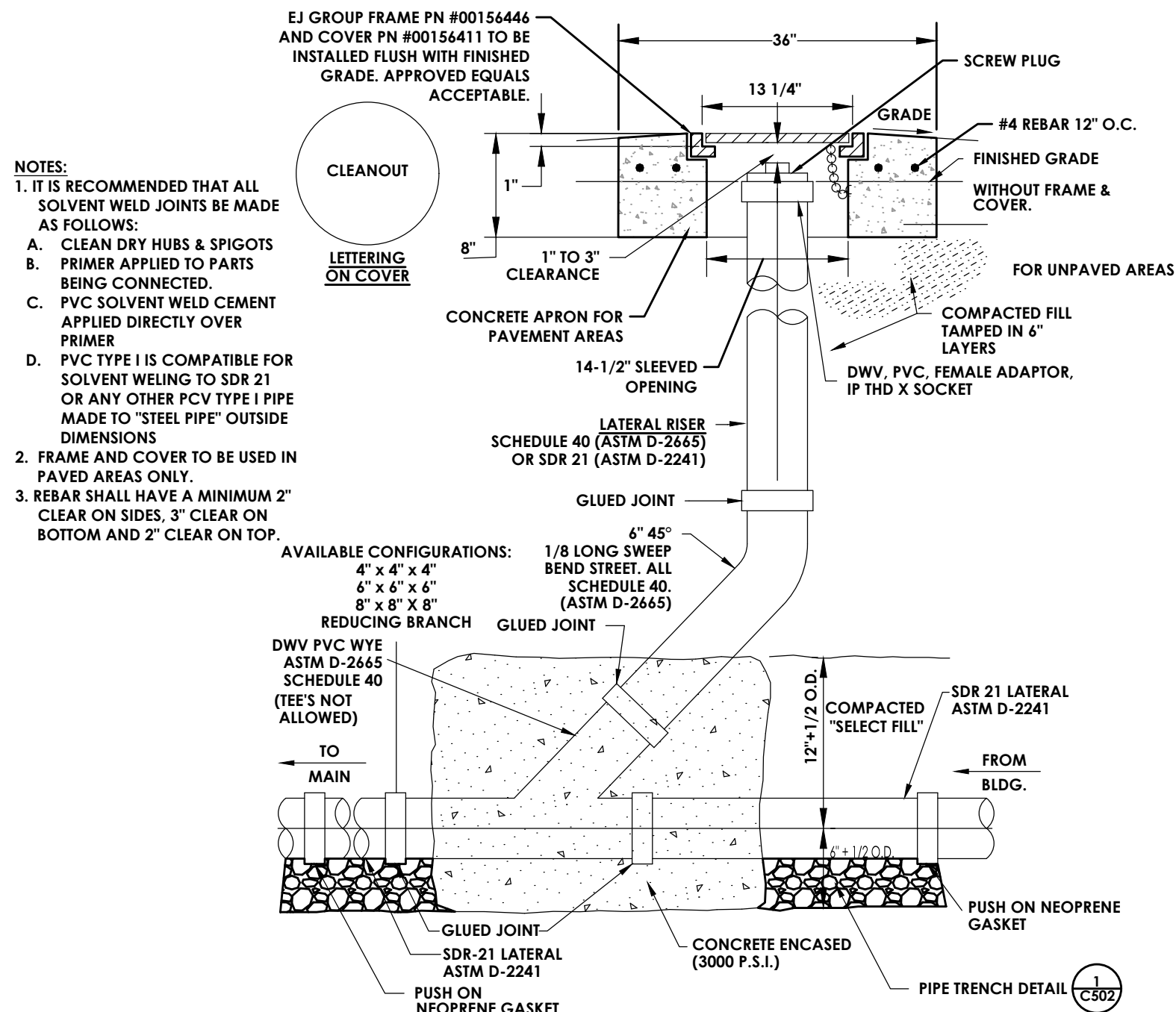
Project No.
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Drawing No.
C 550

Scale:
N.T.S.

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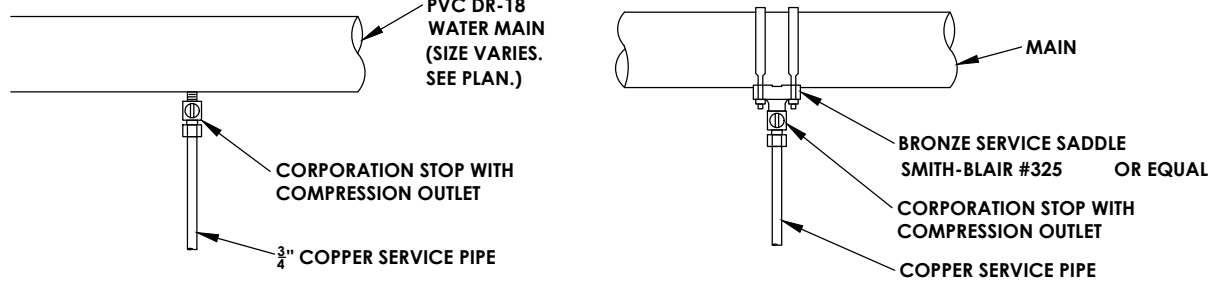


NO. OF TIE RODS REQUIRED

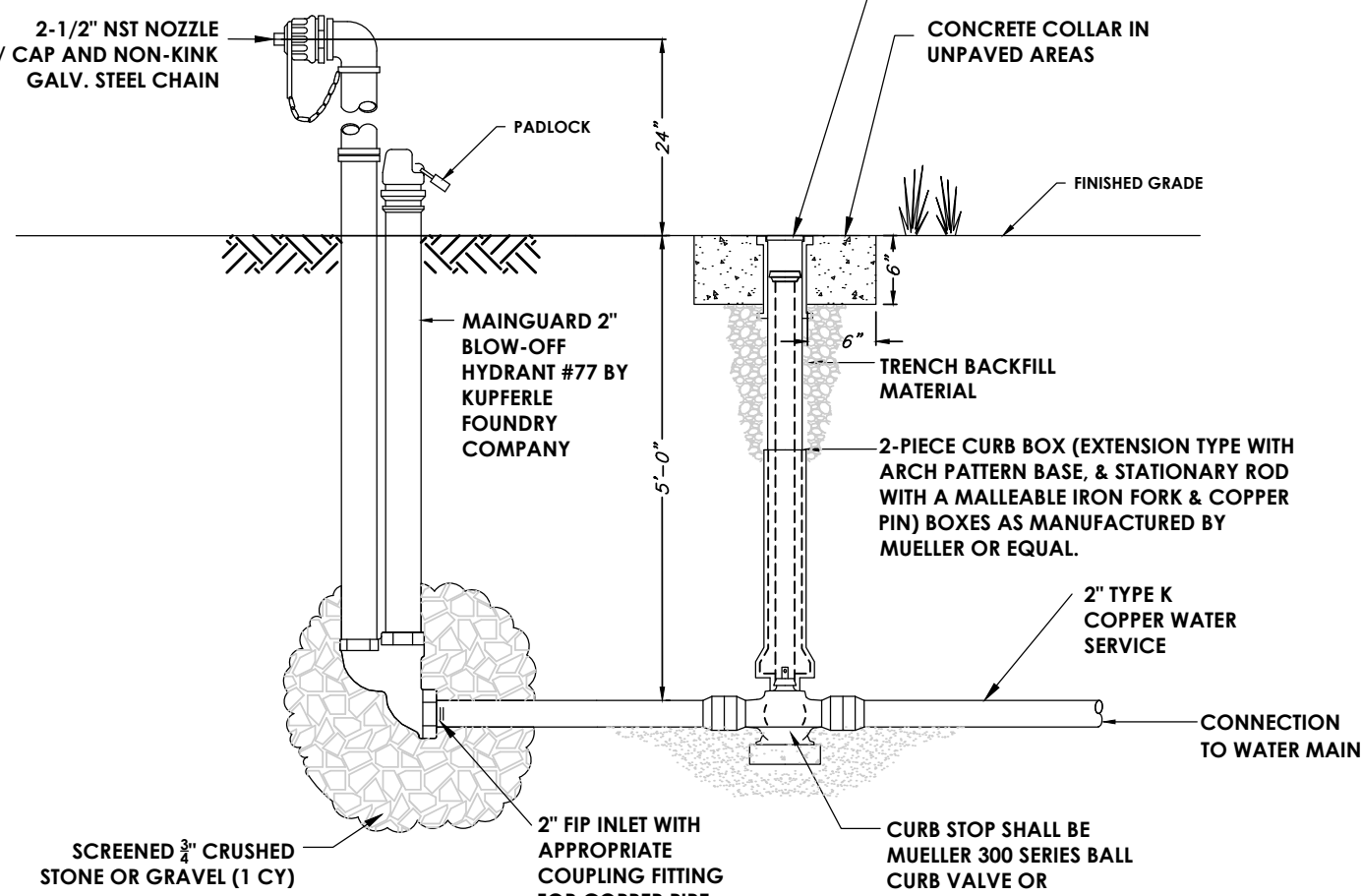
PIPE SIZE INCHES	MIN. NO. OF 3/4" RODS
2	2
3	2
4	2
6	2
8	2
10	2
12	2
14	4
16	4
18	6
20	6
24	8
30	14(8) ²
36	18(12) ²

NOTES:
1. APPLIES TO 5/8" RODS AS WELL.
2. MIN. NO. OF 1" RODS.

2 JOINT RESTRAINT OPTIONS
N.T.S.

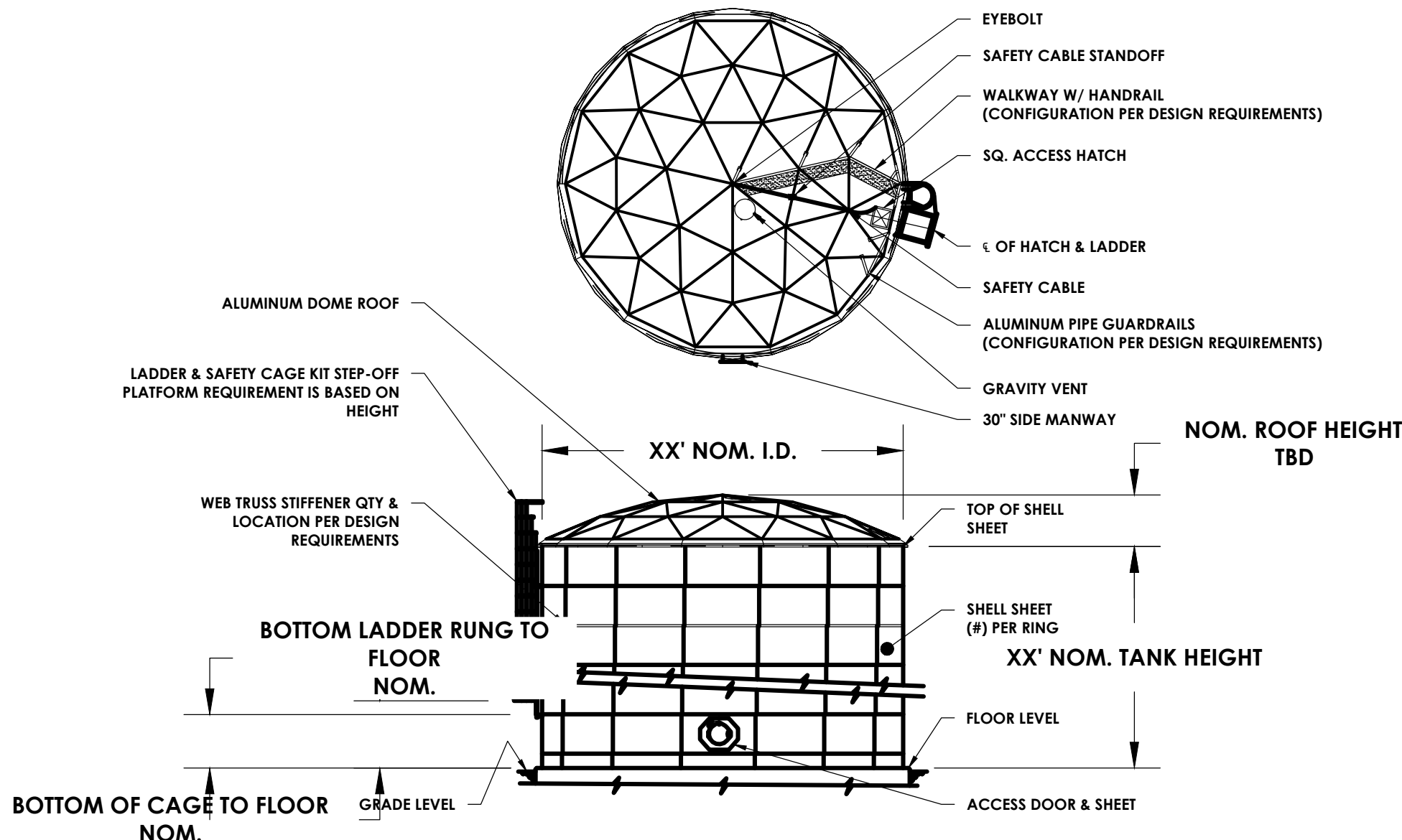


6 TYPICAL COPPER WATER SERVICE TAP
N.T.S.

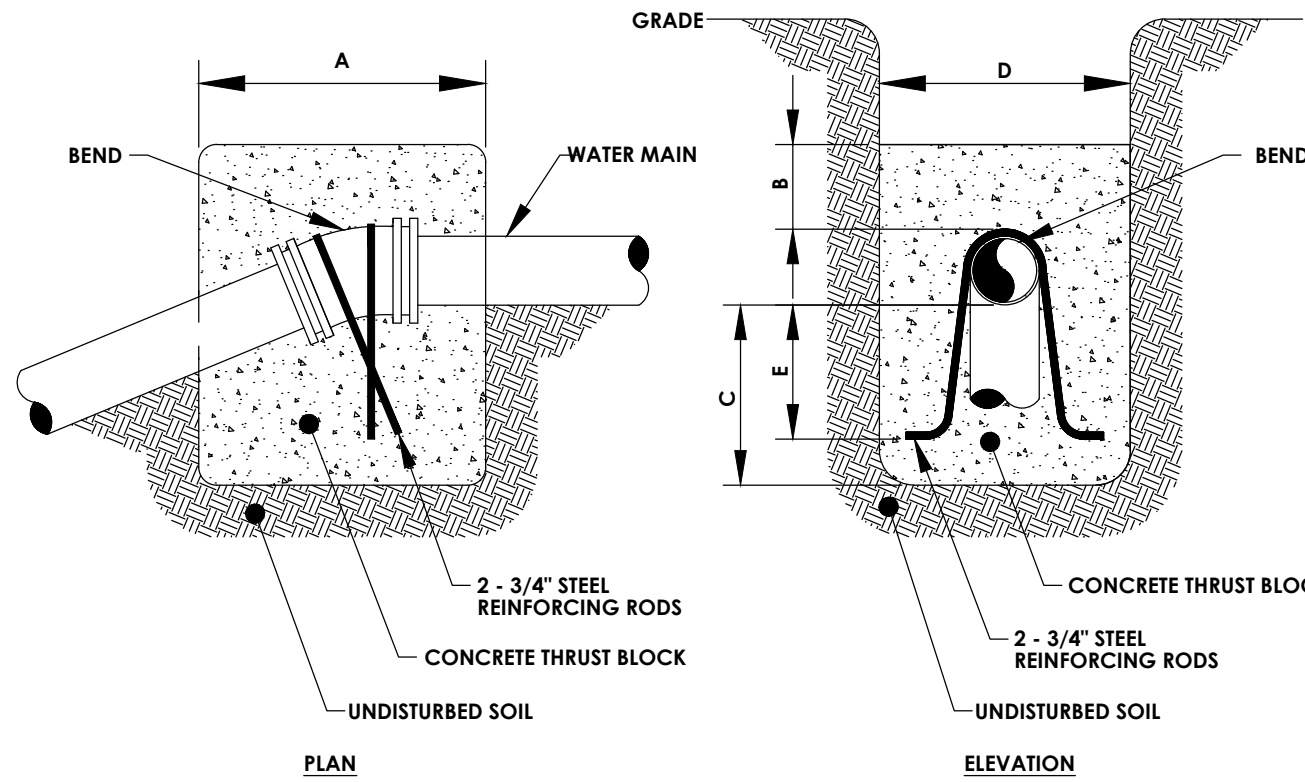


- NOTES:**
1. POST HYDRANT SHALL BE MAINGUARD NO. 77 BLOW-OFF HYDRANT AS MANUFACTURED BY KUPFERLE FOUNDRY CO., ST. LOUIS, MO.
2. HYDRANT SHALL BE SELF-DRAINING, NON-FREEZING TYPE WITH A 5'-0" BURY DEPTH. HYDRANT SHALL HAVE A 2" FIP HORIZONTAL INLET AND NON-TURNING OPERATING ROD. OUTLET SHALL BE 2-1/2" NST. HYDRANT SHALL BE LOCKABLE TO PREVENT UNAUTHORIZED USE.
3. ALL WORKING PARTS SHALL BE BRONZE TO BRONZE, AND SERVICEABLE FROM ABOVE GROUND.
4. HYDRANT SHALL BE SET IN 1 CUBIC YARD OF SCREENED CRUSHED STONE OR GRAVEL TO ALLOW FOR PROPER DRAINAGE OF THE HYDRANT. RECOMMENDATIONS OF THE AWWA SHOULD BE FOLLOWED WHEN INSTALLING THE HYDRANT.

5 TYPICAL BLOW-OFF HYDRANT
N.T.S.

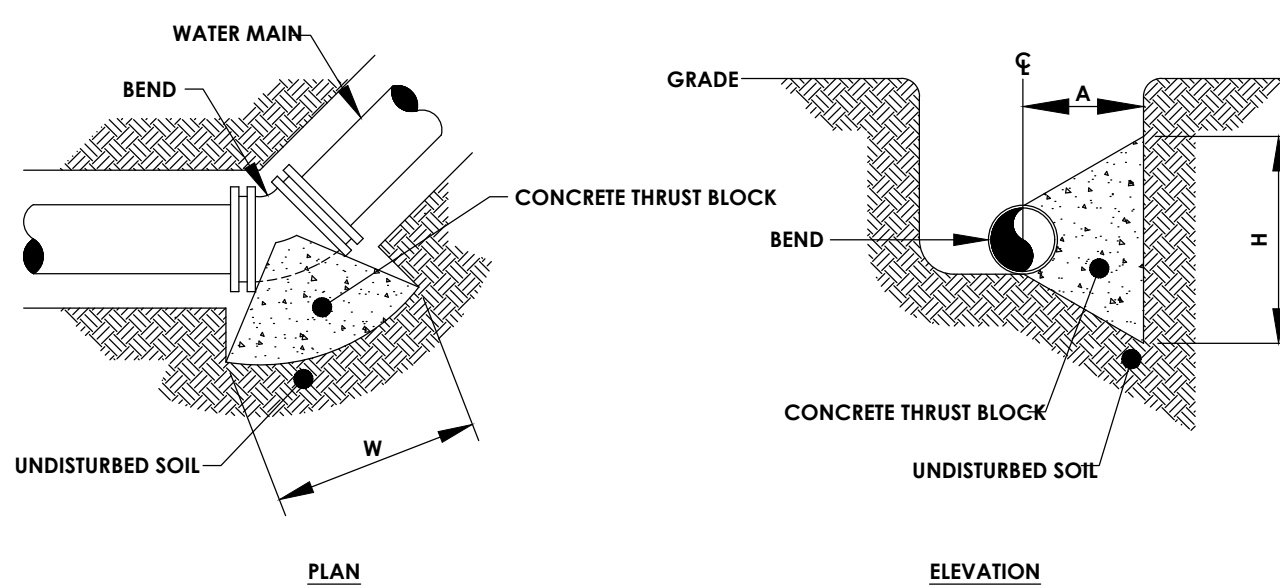


9 WATER TANK WITH CONCRETE FOUNDATION
N.T.S.



BEND	MINIMUM VOLUME OF CONCRETE DIMENSIONS	MINIMUM ALLOWABLE DIMENSIONS FOR VERTICAL THRUST BLOCKS (IN FEET)				
		A	B	C	D	E
6" x 11-1/4"	0.7 C.Y.	3.0	1.0	1.0	2.5	0.5
6" x 22-1/2"	1.1 C.Y.	3.5	1.0	1.5	3.0	1.0
6" x 45"	2.2 C.Y.	5.0	1.0	1.5	4.0	1.5

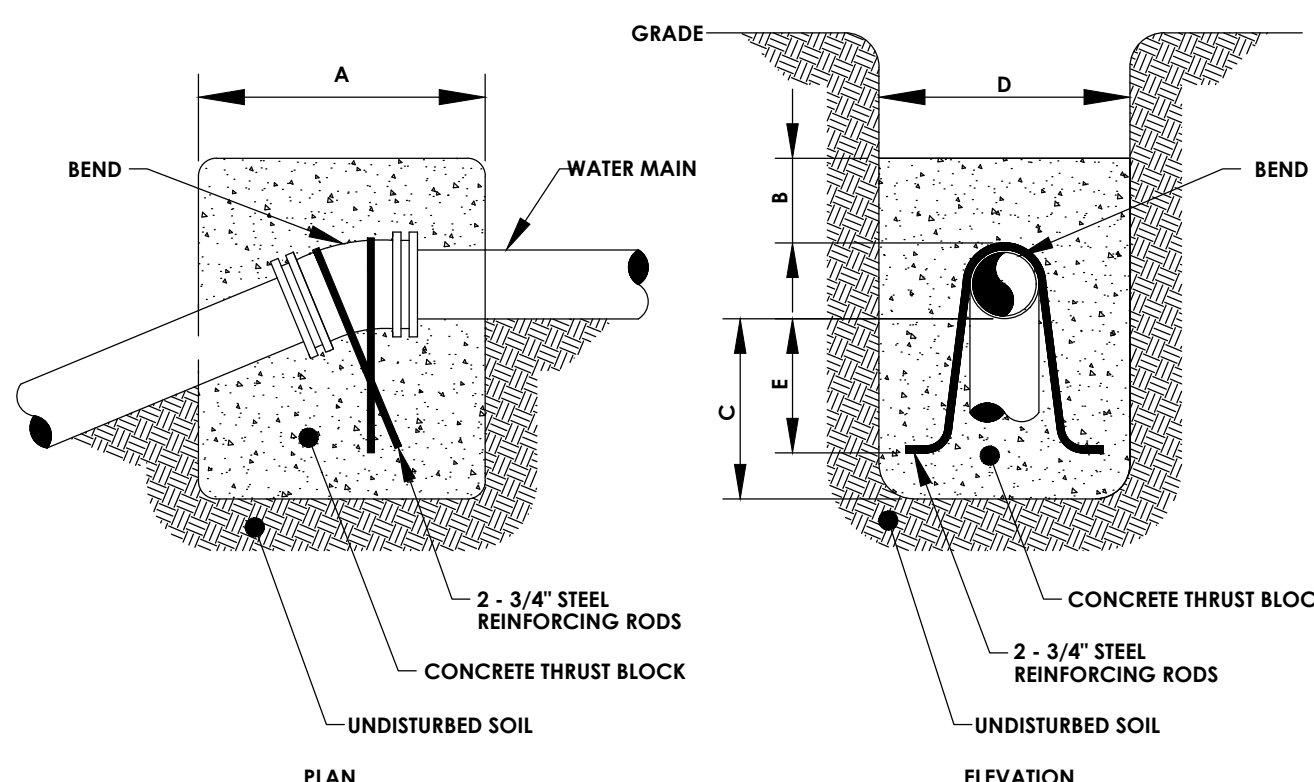
3 VERTICAL THRUST BLOCK
N.T.S.



MINIMUM HORIZONTAL THRUST BLOCK DIMENSIONS, IN FEET, TO BE POURED AGAINST UNDISTURBED SOIL			
FITTING	H	W	A
6" x 11-1/4" BEND	1.0	1.5	1.5
6" x 22-1/2" BEND	1.5	2.0	1.5
6" x 45" BEND	2.0	3.0	1.5
6" x 90" BEND	2.5	4.0	1.5
6" TEE OR PLUG	2.0	3.0	1.5

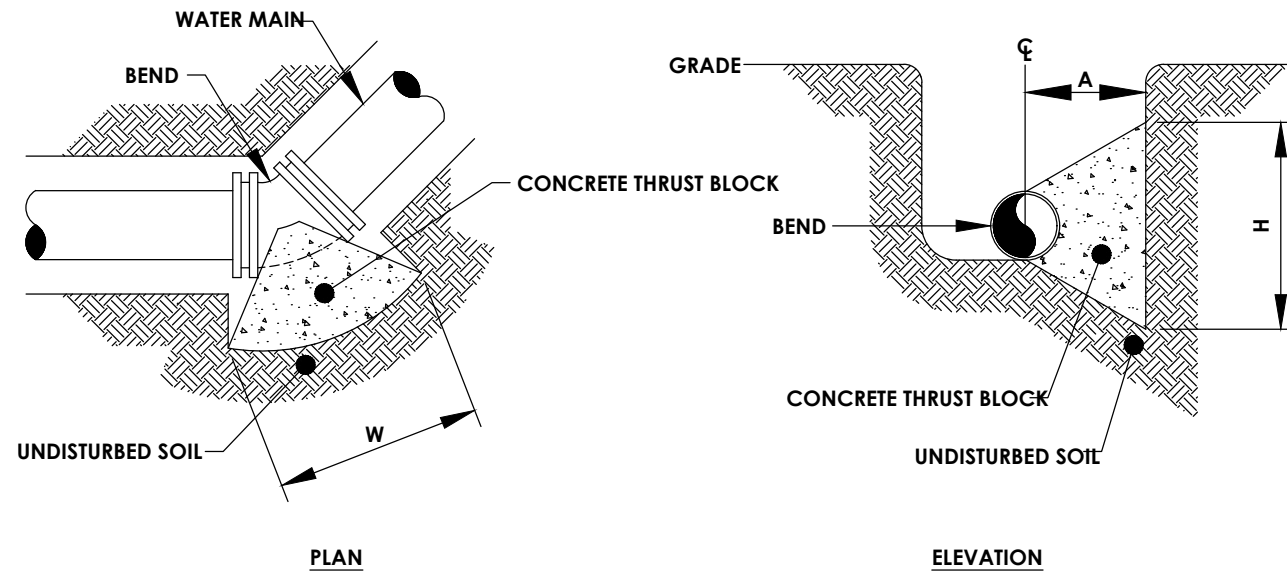
NOTE: WIDTH (W) OF BLOCK SHALL NOT EXCEED TWICE THE HEIGHT (H).

7 HORIZONTAL THRUST BLOCK FOR BENDS
N.T.S.



BEND *	MINIMUM VOLUME OF CONCRETE DIMENSIONS	MINIMUM ALLOWABLE DIMENSIONS FOR VERTICAL THRUST BLOCKS (IN FEET)				
		A	B	C	D	E
8" x 11-1/4"	0.35 C.Y.	1.0	2.5	1.0	2.0	0.5
8" x 22-1/2"	0.70 C.Y.	1.5	2.5	1.5	2.0	1.0
8" x 45"	1.40 C.Y.	1.5	2.5	1.5	2.5	1.5

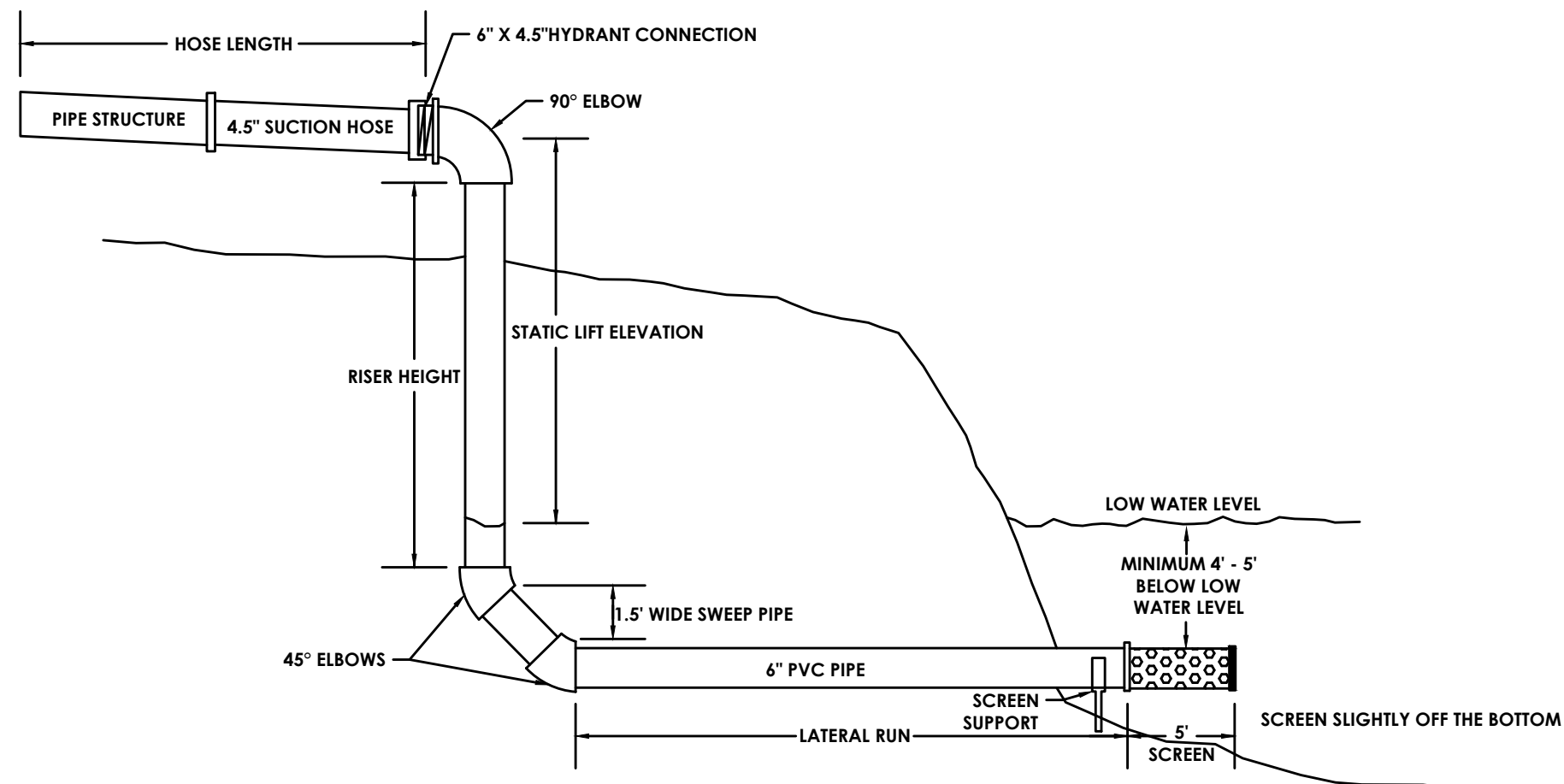
4 VERTICAL THRUST BLOCK
N.T.S.



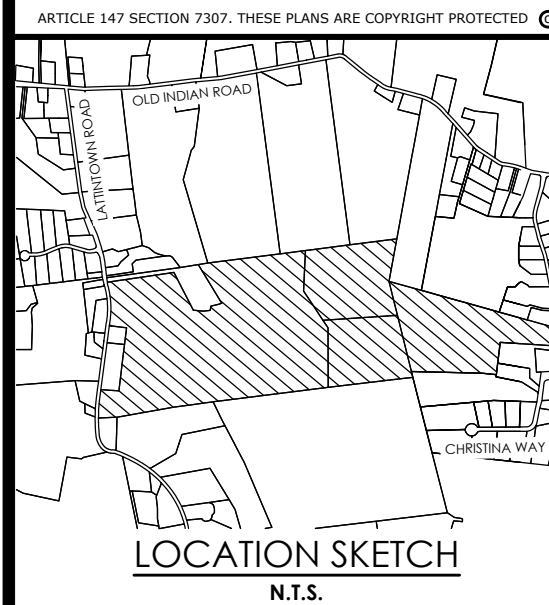
MINIMUM HORIZONTAL THRUST BLOCK DIMENSIONS, IN FEET, TO BE POURED AGAINST UNDISTURBED SOIL			
FITTING	H	W	A
8" x 11-1/4" BEND	1.0	2.0	1.5
8" x 22-1/2" BEND	1.5	3.0	1.5
8" x 45" BEND	2.0	4.0	2.0
8" x 90" BEND	3.0	6.0	2.5
8" TEE OR PLUG	2.5	5.0	2.0

NOTE: WIDTH (W) OF BLOCK SHALL NOT EXCEED TWICE THE HEIGHT (H).

8 HORIZONTAL THRUST BLOCK FOR BENDS
N.T.S.



8 DRY HYDRANT
N.T.S.



Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES

4 Front St., 2nd Floor
Newburgh, New York 12550
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge
Project Manager
Designed by
Jess D. Sudol, P.E.
Chris LaPorta, P.E.
Marvin Pinkrah



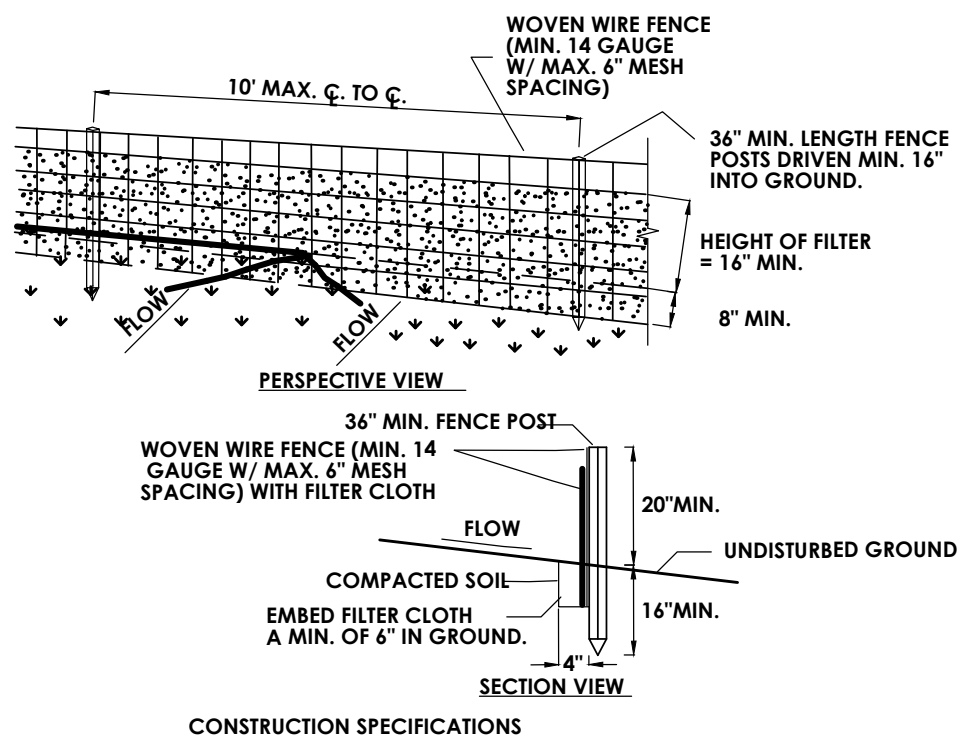
Revisions		
No.	Date	By
1	08/14/24	DUG
2	10/11/24	DUG
3	10/25/24	DUG
4	11/22/24	DUG

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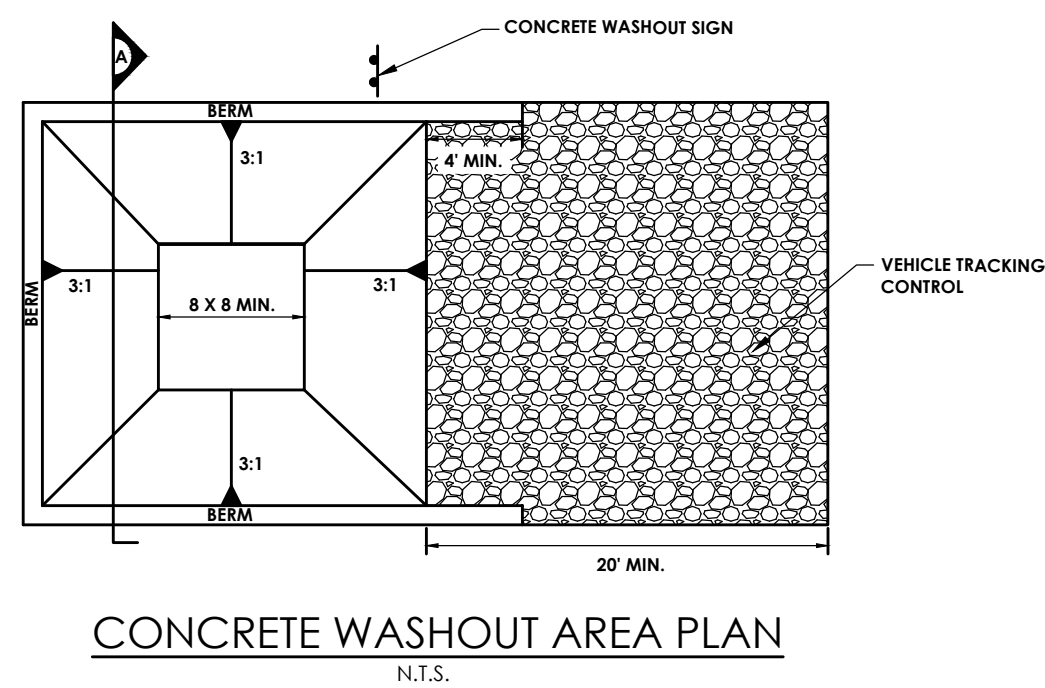
UTILITY DETAILS

MARLBOROUGH RESORT

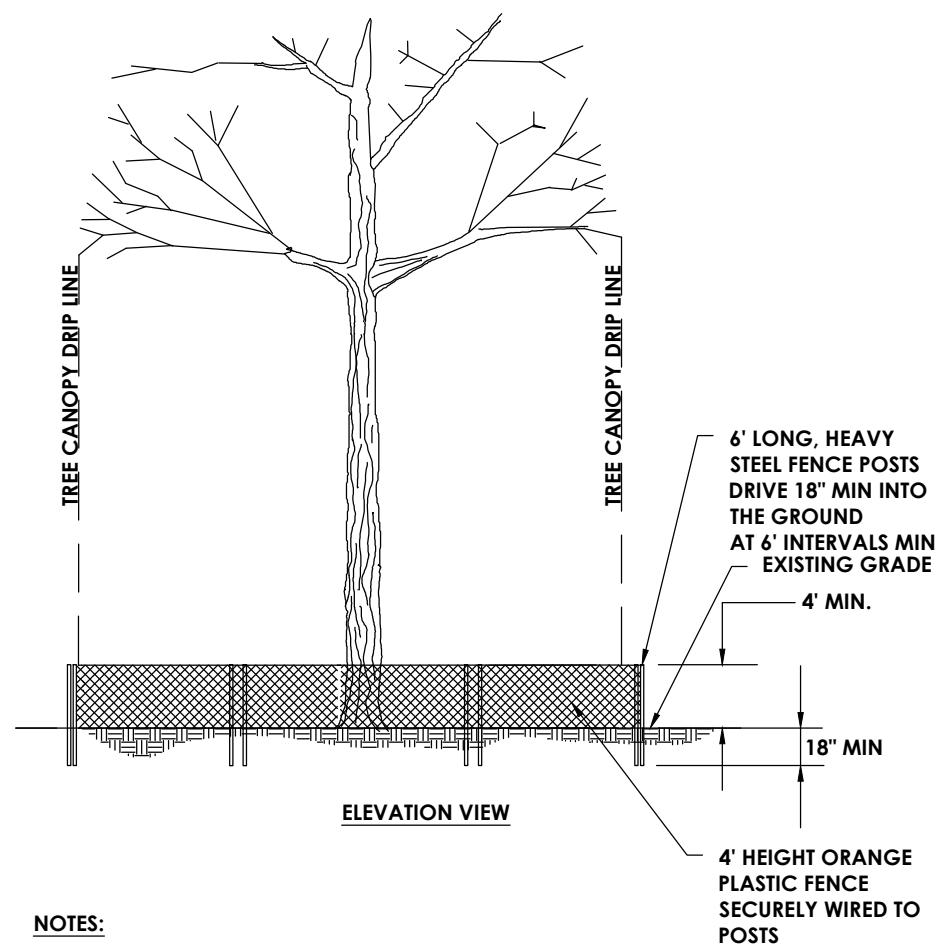
Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No.
20233707.0001
Drawing No.
C 551
Scale:
N.T.S.
Date
AUGUST 16, 2024



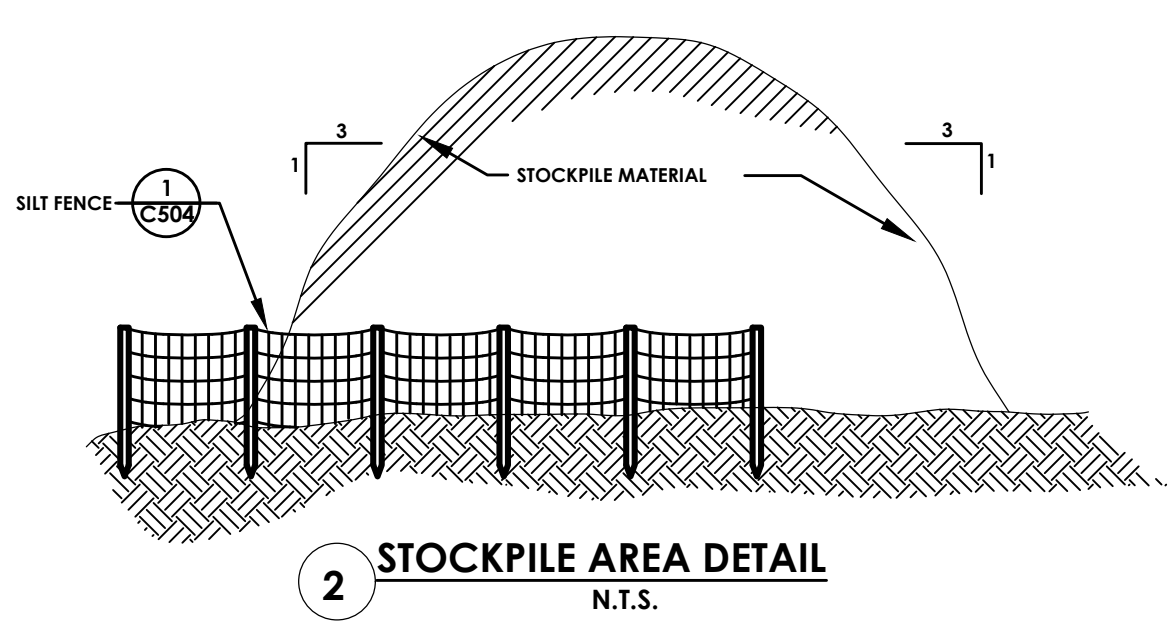
1 SILT FENCE
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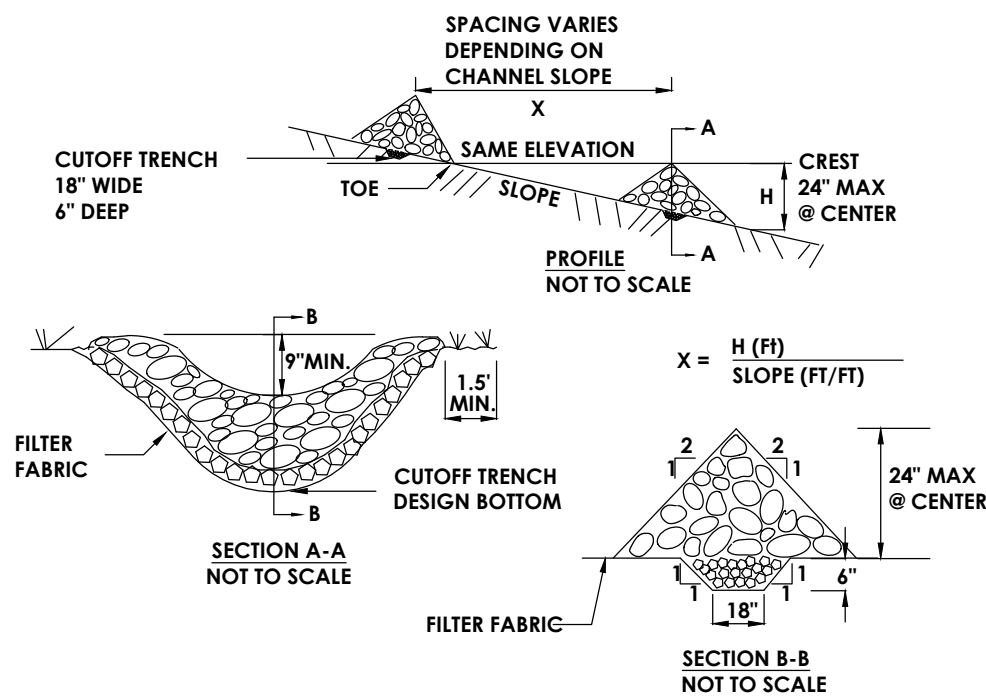
5 CONCRETE WASHOUT AREA
N.T.S.



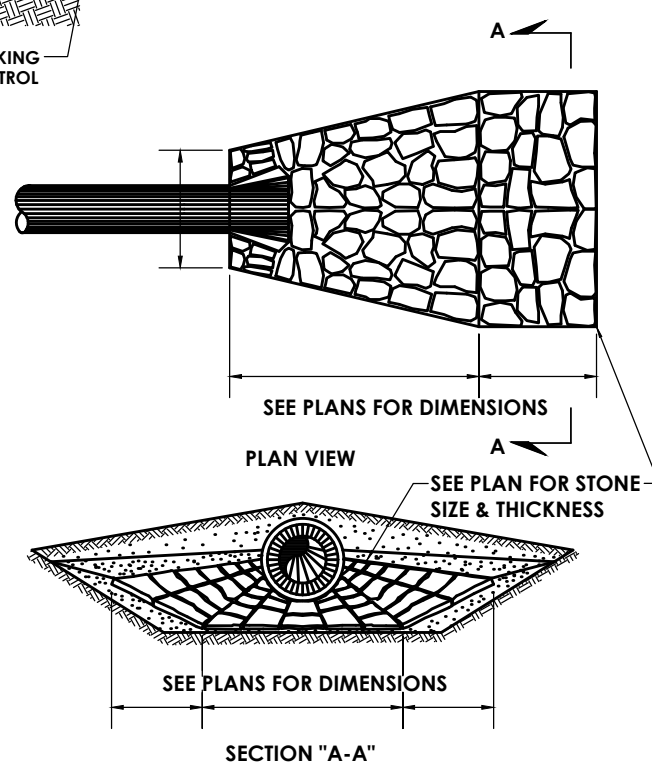
14 TREE PROTECTION DETAIL
N.T.S.



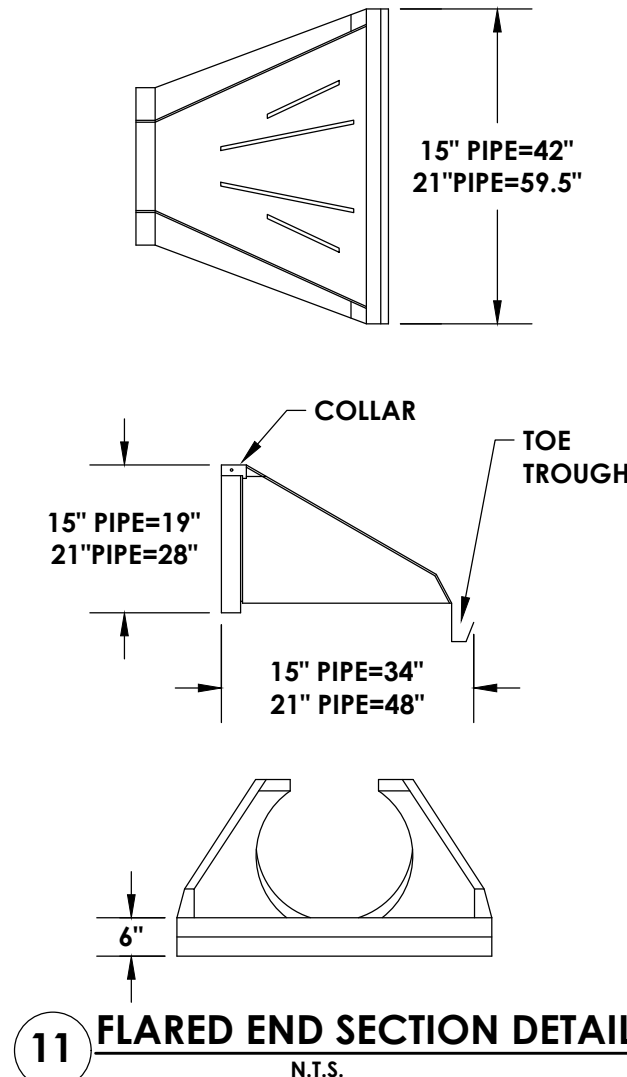
2 STOCKPILE AREA DETAIL
N.T.S.



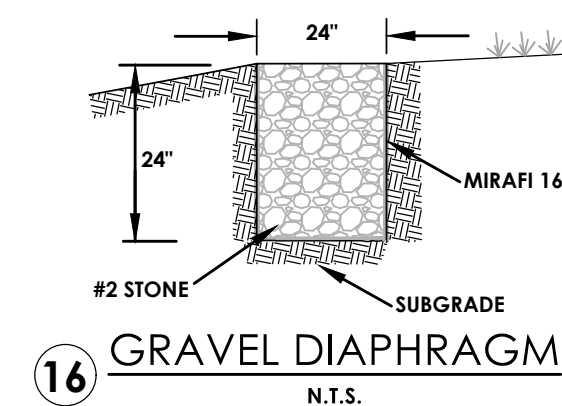
6 STONE CHECK DAM
N.T.S.



10 STONE RIP-RAP DETAIL
N.T.S.



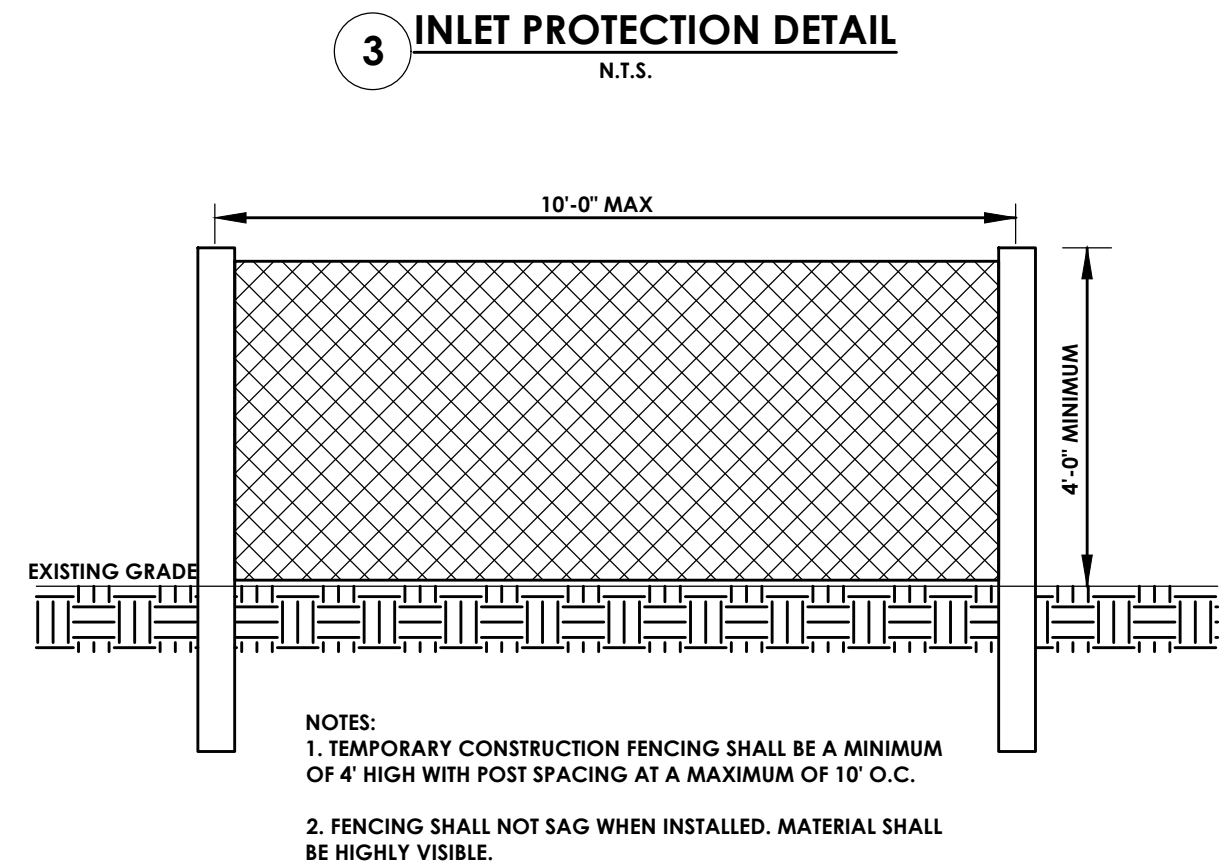
11 FLARED END SECTION DETAIL
N.T.S.



16 GRAVEL DIAPHRAGM
N.T.S.

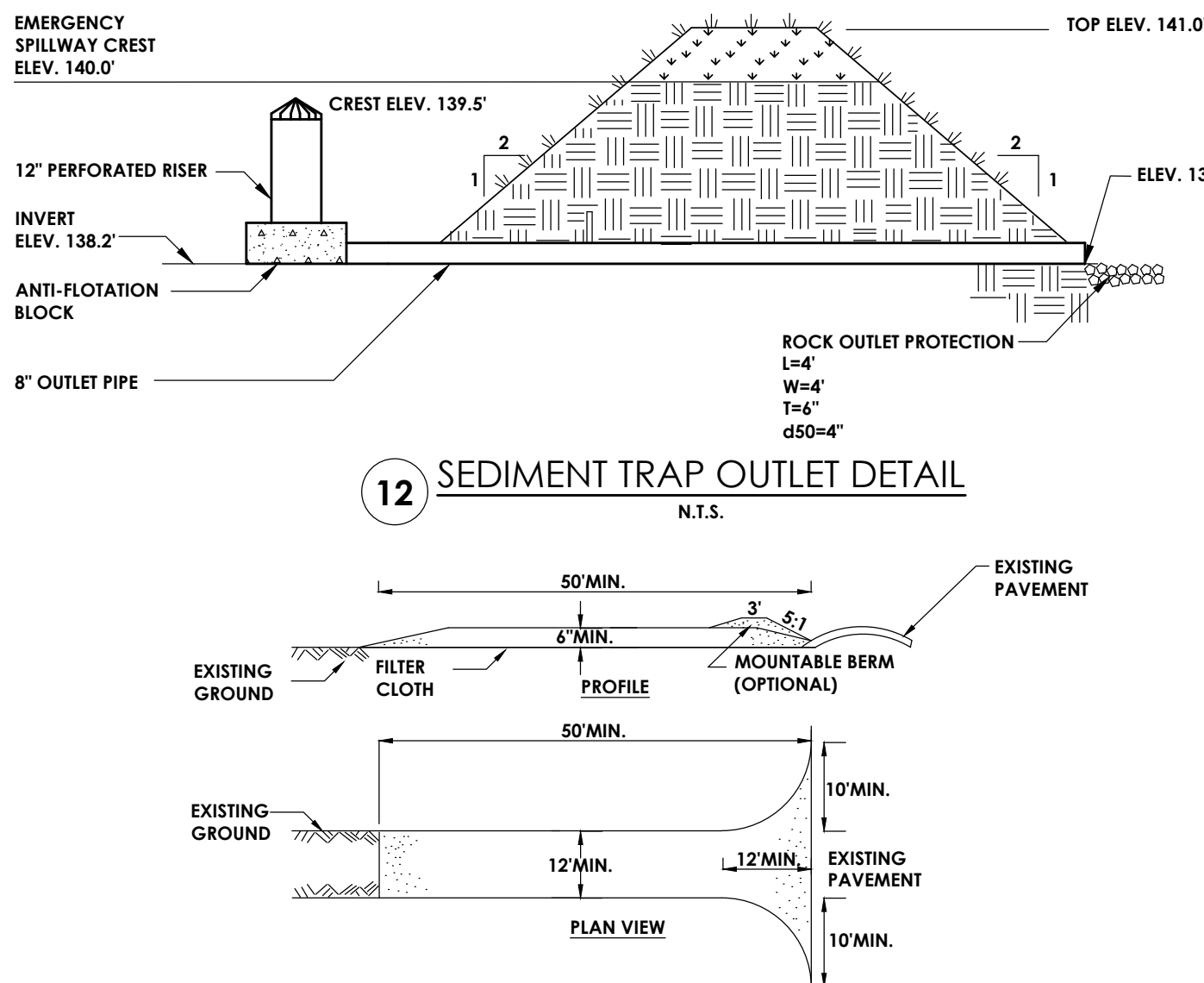
- NOTES:**
- FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
 - CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY SHALL BE OVERLAPPED WITH THE NEXT STAKE.
 - STAKE MATERIALS SHALL BE STANDARD 2" x 4" WOOD, METAL WITH A MINIMUM LENGTH OF 3 FEET OR APPROVED EQUIVALENT.
 - STAKES SHALL BE SPACED EVENLY AROUND INLET 3 FEET APART AND EMBEDDED A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET SHALL BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
 - FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
 - A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
 - MAXIMUM DRAINAGE AREA TO BE DIVERTED TO THIS TEMPORARY MEASURE: 1 ACRE

FILTER FABRIC DROP INLET PROTECTION



3 INLET PROTECTION DETAIL
N.T.S.

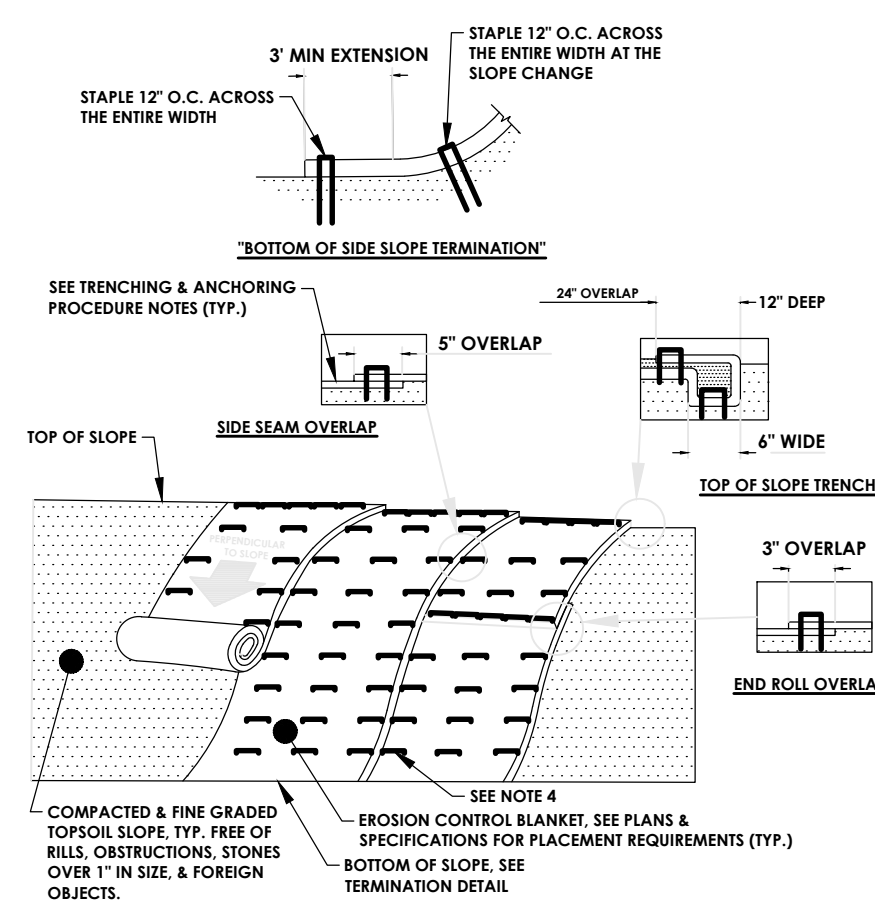
7 TEMPORARY CONSTRUCTION FENCING DETAIL
N.T.S.



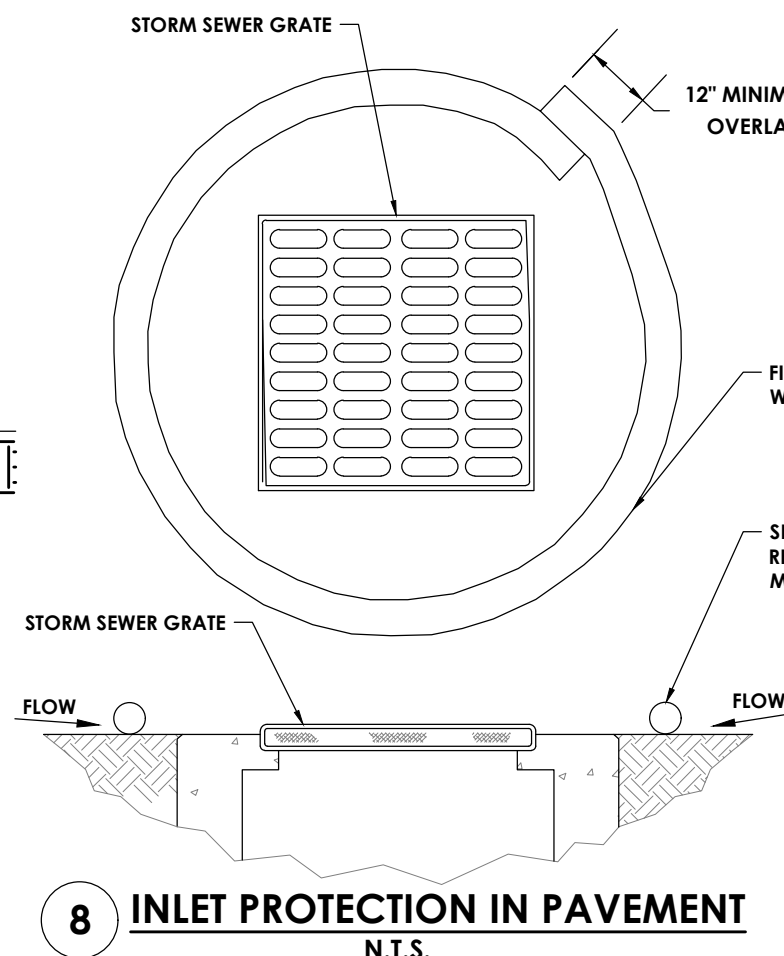
12 SEDIMENT TRAP OUTLET DETAIL
N.T.S.

- NOTES:**
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - FIFTY (50) FOOT MINIMUM.
 - THICKNESS - SIX (6) INCHES MINIMUM.
 - WIDTH - TWENTY-FOUR (24) FOOT BUT NOT LESS THAN THE FULL WIDTH OF THE ENTRANCE FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPIED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE COMPLETED AFTER EACH RAIN.

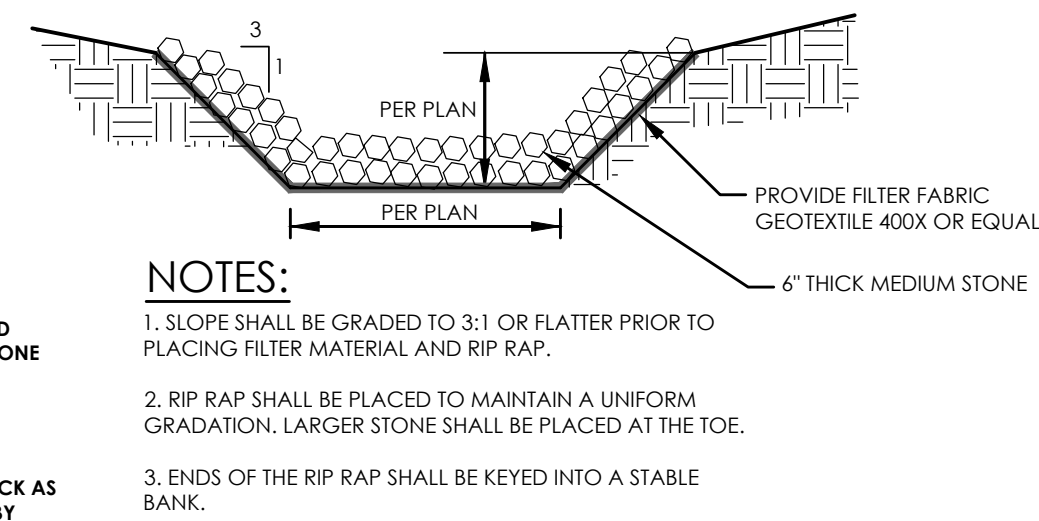
13 STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



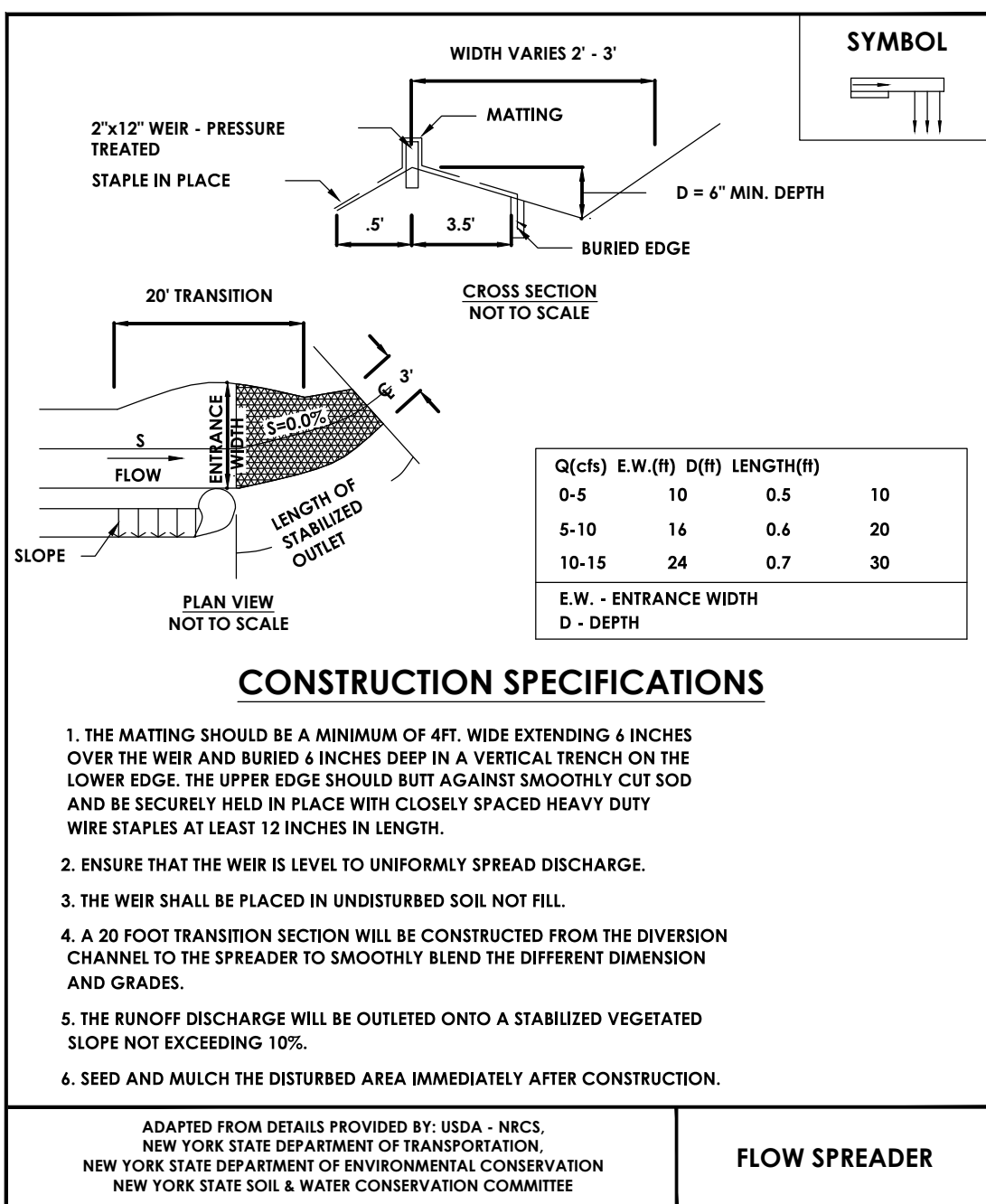
4 EROSION CONTROL BLANKET INSTALLATION DETAIL
N.T.S.



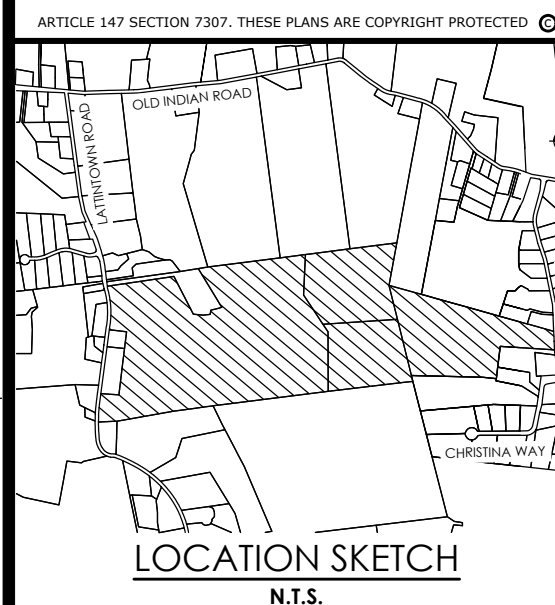
8 INLET PROTECTION IN PAVEMENT
N.T.S.



9 STABILIZED OVERFLOW
N.T.S.



15



Client:
Marlborough Resort, LLC
100 Ring Rd West
Garden City, NY 11530
SUITE 101

PASSERO ASSOCIATES
4 Front St., 2nd Floor
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(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge
Project Manager
Designed by
Jess D. Sudol, P.E.
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Marvin Pinkrah



Revisions			
No.	Date	By	Description
1	08/14/24	DUG	REVISED FOR SUBMISSION
2	10/11/24	DUG	REVISED BUILDING FOOTPRINTS
3	10/25/24	DUG	REVISED PER TOWN COMMENTS
4	11/22/24	DUG	REVISED PER TOWN COMMENTS

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EROSION AND SEDIMENT CONTROL DETAILS
MARLBOROUGH RESORT

Municipality: MARLBOROUGH
County: ULSTER State: NY
Project No.
20233707.0001

Drawing No.
C 560

Scale:
N.T.S.

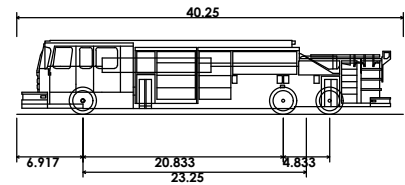
Date
AUGUST 16, 2024

NOT FOR CONSTRUCTION

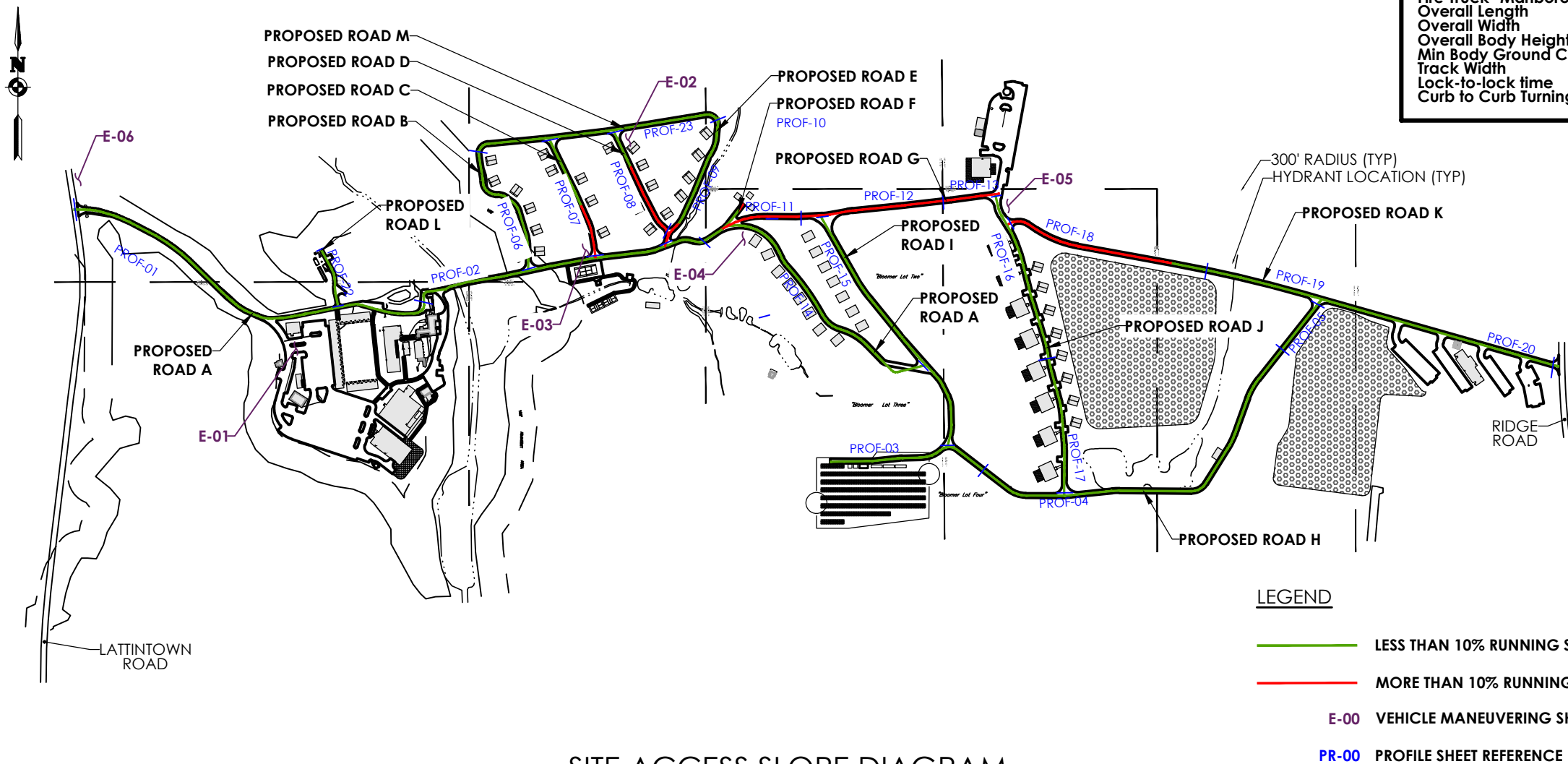


CIVIL PLAN SUPPLEMENT: FIRE ACCESS & ROADWAY DESIGN

TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK
P.N. 20233707.0001

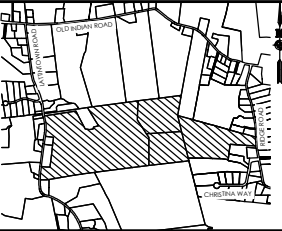


Fire Truck- Marlborough	
Overall Length	40.250ft
Overall Width	8.000ft
Overall Body Height	7.715ft
Min Body Ground Clearance	0.627ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	38.250ft



SITE ACCESS SLOPE DIAGRAM
SCALE: 1" = 500'

NOTE: ALL ROADWAYS SHALL BE 16' MINIMUM WIDTH



TOWN of MARLBOROUGH
LOCATION SKETCH

MARLBOROUGH RESORT
COVER SHEET

Drawn By: MP Date: August 2024

PA PASSERO ASSOCIATES
engineering architecture
6 Front Street, 2nd Floor
Newburgh, NY 12550

Client: Marlborough Resort LLC
100 Rind Rd West
Garden City, NY 11530, Suite 101
Project Number: 20233707.0001
Scale: 1"=500' Sheet No: G 001